



ONLY 1 FLOOR REMAINING LEATHERHEAD MODERN SELF CONTAINED OFFICES

2,343 sq ft (218 sq m)

www.hurstwarne.co.uk



1st Floor, Swan House, Bridge Street, Leatherhead, KT22 8BX

To Let

- High quality offices in town centre.
- Three compartment under floor cable trunking.
- Suspended ceilings with recessed lighting.
- 8 onsite car parking spaces (1:290 sq ft net).

Regulated by RICS



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Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

Swan House is centrally located in Bridge Street, Leatherhead close to the High Street and the town centre's retail and leisure facilities and within walking distance of the Leatherhead mainline railway station (fastest journey time 44 minutes).

The M25 (Junction 9) is within one mile of the property and provides excellent onward access to the national motorway network and both Heathrow and Gatwick Airports.

Description

Built in 1989, Swan House is a self contained modern three storey office building. The building has the benefit of gas fired central heating and floor grid trunking. To the rear of the building there is a gated car park.

Amenities:

- Three compartment under floor cable trunking.
- Suspended ceilings with recessed lighting.
- Entry phone / Access control entry system.
- Kitchen facilities.
- Passenger lift.
- 8 onsite car parking spaces (1:290 sq ft net).

Accommodation:

The premises have the following approximate net internal area:

First floor 2,343 sq ft (217.67 sq m)

Terms

The premises are available by way of new fully repairing and insuring underlease on flexible terms.

The lease will be contracted outside of the security of tenure and compensation provisions of the 1954 Landlord & Tenant Act Part II, as amended.

Annual Rental

£21 per sq ft per annum, exclusive. The annual rental will be payable quarterly in advance and will be subject to VAT, if applicable.

Service Charge

There is a service charge levied on the property for all non separately metered items. Further details from the agent.

Business Rate

We note that business rates payable are £7.95 per sq ft expiring 31/03/2010. Further information from the Local Authority.

Viewing and further information contact:

Strictly by appointment with the sole letting agents:

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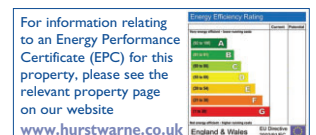
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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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