

# LEATHERHEAD ECONOMICAL OFFICES WITH PARKING

2,416 sq ft (224 sq m)



**Unit A, Business Park 7, Brook Way, Leatherhead, Surrey KT22 7NA**

## To Let on Flexible Terms

- Economical rent.
- Flexible terms.
- On-site parking.
- Large kitchen/staff room.

www.hurstwarne.co.uk

Regulated by RICS



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

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### Location

The premises are located within a well established business park in Leatherhead. Access to the M25 is via Junction 9 (0.5 miles). Leatherhead station is approximately one mile providing services to London Waterloo and London Victoria.

### Description

The premises comprise a two storey self contained building, currently in a largely open plan format on the ground floor. The first floor has a mixture of cellular and open plan offices with a large kitchen/staff room.

In addition to the main entrance the ground floor suite also benefits from double doors which can facilitate loading access.

The premises also benefit from on site parking to the front of the building.

#### Amenities

- Gas fired central heating
- Carpeted
- Entrance lobby

### Accommodation:

From measurements taken on site, we calculate the premises have the following net internal floor area..

Ground floor	1,483 sq ft	(138 sq m)
First floor office	933 sq ft	( 89 sq m)
<b>Total</b>	<b>2,416 sq ft</b>	<b>(224 sq m)</b>

### Lease

The premises are available on a new fully repairing and insuring lease for a term to be agreed.

### Annual Rental

A quoting rental of £29,000 per annum, exclusive plus VAT if applicable.

### Service Charge

There will be a service charge to cover all non separately metered utilities. Further information from the agent.

### Business Rates

A contribution towards business rates will be payable directly to the landlord quarterly in advance. This is likely to be approx £9,000 per annum.

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing and further information contact:

Strictly by appointment with the sole letting agents:

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