



Deals Winner 2011
Most Active Commercial
Property Agent in Surrey

SUITABLE FOR A1/A2 AND B1 OFFICE USE LEATHERHEAD AIR CONDITIONED OFFICES

ONLY 1,150 SQ FT (107 SQ M) REMAINING



Ground Floor, Bridge House, 27 Bridge Street,
Leatherhead Surrey, KT22 8HL

TO LET

- Air conditioned.
- Refurbished offices in town centre.
- Suspended ceilings with recessed lighting.
- On site parking spaces.

Regulated by RICS



RICS

TELEPHONE 01372 360190

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

323 Kingston Road Leatherhead Surrey KT22 7TU

F 01372360211

E leatherhead@hurstwarne.co.uk



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Location

Bridge House is prominently situated in the town centre close to the junction of North Street and the High Street and therefore benefits from various retail and leisure facilities within easy walking distance. Leatherhead mainline railway station is approximately a 10 minute walk which provides a fast and frequent service to London Waterloo and Victoria (fastest journey time approximately 44 minutes).

The M25 (Junction 9) is within 1 mile of the property and provides excellent onward access to the national motorway network and both Heathrow and Gatwick Airports.

Description

The premises comprise a modern purpose built office property constructed of brick elevations with car parking to the rear. Internally, the suites are accessed from a shared reception.

Amenities

- Air conditioning.
- Refurbished suites.
- Double glazing.
- Suspended ceilings with recessed lighting.
- Under floor and perimeter cable trunking.
- On site car parking to the rear.

Accommodation

Suite	Sq ft	Sq m	Parking	Availability
First floor	3,500 sq ft	(325.16 sq m)	13	LET
Ground floor right (Suite 2)	1,253 sq ft	(116.40 sq m)	5	LET
Ground floor left (Suite 1)	1,150 sq ft	(106.84 sq m)	4	AVAILABLE
Second Floor	3,025 sq ft	(281.03 sq m)	10	LET

Use

The remaining suite would be suitable for A1 / A2 as well as B1 office use.

Terms

The premises are available by way of a new fully repairing and insuring lease on terms to be agreed.

Annual Rental

£18.50 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 services. Further details from the agent.

Business Rates

The business rates payable equate to approximately £6.88 per sq ft per annum payable (expiring 31/03/2012). Interested parties should make their own enquiries direct with Mole Valley District Council on Tel: 01306 885001.

Viewing and Further Information

Strictly by appointment with the sole letting agents:

Mark Leah
 01372 360190
 07769 973371
mark@hurstwarne.co.uk

Nic Pocknall
 01372 360190
 07770 416219
nic@hurstwarne.co.uk



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

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

323 Kingston Road, Leatherhead,
 Surrey KT22 7TU
 T 01372 360190 F 01372 360211
 E leatherhead@hurstwarne.co.uk

161 Fleet Road, Fleet,
 Hampshire GU51 3PD
 T 01252 816061 F 01252 816062
 E fleet@hurstwarne.co.uk

Elizabeth House, Duke Street,
 Woking, Surrey GU21 5AS
 T 01483 866052 F 01483 866053
 E woking@hurstwarne.co.uk

Abbey House, 25 Clarendon Road,
 Redhill, Surrey RH1 1QZ
 T 01737 852222 F 01737 852101
 E redhill@hurstwarne.co.uk