

REDUCED ANNUAL RENTAL
LEATHERHEAD
SELF CONTAINED OFFICE SUITE
1,694 SQ FT (157 SQ M)

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**First Floor, Unit 3, Bradmere House, Brook Way, Kingston Road,
Leatherhead, Surrey KT22 7NA**

To Let on New Lease

- Raised Floors.
- Air Cooling.
- Well located approximately 3/4 mile from J9 of the M25.
- 5 On site Car Parking Spaces.

Regulated by RICS



Location

The property is located at the corner of Brook Way and Kingston Road and is approximately 3/4 mile from J9 of the M25. Leatherhead town centre is approximately a 5 minute drive and provides a wide range of shopping and local amenities. Leatherhead British Rail mainline station is also approximately 5 minutes drive away and provides frequent train services to Waterloo and Victoria (approximate fastest journey time 35 minutes).

Description

The premises comprise a self contained first floor office suite within Bradmere House. Bradmere House is a brick built building constructed approximately 15 years ago and was fully refurbished in approximately 2003. Amenities:

- Raised floors.
- Suspended ceilings with recessed lighting.
- Previous tenants air cooling system (no warranty can be given as to the state of this system).
- Kitchenette.
- Male and female toilets.
- High quality glazed partitions/offices.
- 5 on-site car parking spaces.

Terms

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

Annual Rent

£26,000 per annum, exclusive. The annual rental will be payable quarterly in advance and will be subject to VAT, if applicable.

Business Rates

From internet enquiry only we note the premises have the following business rate assessment:

2005 Rateable Value:	£25,500
Uniform Business Rate:	£ 0.462 (expiring 31 March 2009)
Rates payable:	£11,781 approximately

Service Charge

There will be a service charge levied on the premises to cover items such as exterior maintenance and grounds maintenance. Further details from the agent.

Legal Costs

Each party to be responsible for their own legal and professional costs with regard to the proposed transaction.

Viewing & Further Information:

Strictly by appointment with the sole lettings agents:

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