



Deals Winner 2011
Most Active Commercial
Property Agent in Surrey

LEATHERHEAD SELF-CONTAINED GROUND FLOOR OFFICE SUITE

2,700 SQ FT (251 SQ M) NET APPROX.

www.hurstwarne.co.uk



**Part Ground Floor, Cedar Court, Guildford Road,
Leatherhead, Surrey KT22 9RX**

TO LET

- Newly refurbished.
- Raised floors.
- Suspended ceilings with recessed fluorescent lighting.
- Air conditioning.
- Manned reception.
- 10 car parking spaces.

Regulated by RICS



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

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Hurst Warne
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Location

Cedar Court is located in a prominent position on Guildford Road, Leatherhead, within a short walking distance of the town centre.

Junction 9 of the M25 is less than a mile and there is easy access to Guildford via the A243 and to Dorking via the A24. Leatherhead railway station is within easy walking distance and provides a direct service to London Waterloo, Victoria and London Bridge with the fastest journey time approximately 35 minutes. Both Heathrow and Gatwick Airports are within easy reach.

Description

The subject premises comprise a self-contained suite at ground floor level accessed by a shared reception area with additional access from the basement via lift or staircase. The premises comprise Grade A office accommodation which has recently been refurbished, and includes the following amenities:

Amenities

- Raised floors
- Suspended ceilings with recessed fluorescent lighting
- Air conditioning
- Manned reception
- Shared male, female and disabled WCs

In addition, there are 10 car parking spaces.

Accommodation

The suite comprises approximately 2,700 sq ft net (251 sq m).

Tenure

The premises are available by means of a new 5 year lease which will be drawn outside of the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act Part II at a quoting rental of £23.00 per sq ft net.

Service Charge

There will be a pro rata service charge levied.

Rates

The business rates are currently levied on a pro rata basis (approx £8.70 per sq ft payable).

Legal Costs

Each party to be responsible for their own legal costs.

Viewing & further information

Strictly by prior appointment through the sole letting agents:

Maurice Johnson
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07770 416220

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website www.hurstwarne.co.uk

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

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

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

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