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Hurst Warne

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Commercial Property Consultants

UNIT B NOW LET

LEATHERHEAD

INDUSTRIAL/WAREHOUSE UNIT

8,707 SQ FT (809 SQ M) GEA

www.hurstwarne.co.uk



**Unit C Imperial Park, Randalls Way,
Leatherhead, Surrey KT22 7TA**

TO LET

- 6.1 metre eaves height.
- Fully fitted offices.
- Full height loading access.
- Excellent parking and yard.

Regulated by RICS



TELEPHONE 01372 360190

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

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Location

Imperial Park is located on Randalls Research Park, Leatherhead, close to the town centre and railway station (London Waterloo 44 minutes and London Victoria 50 minutes). Junction 9 of the M25 is only a short distance away and provides good access to the motorway network and central London via the A3 at Junction 10. Leatherhead itself is located equidistant from both major London Airports (Heathrow 25 miles, Gatwick 23 miles).



Description

Imperial Park is a modern development of high quality production/warehouse units of a steel frame construction. Each unit is fronted by fully fitted first floor offices to a high specification including suspended ceilings, integral lighting and three compartment perimeter trunking. The estate benefits from excellent parking facilities.

Amenities

First Floor Offices

- Full central heating.
- Suspended ceilings with integral lighting.
- Three compartment perimeter trunking.
- WCs ground and first floors.
- Excellent car parking and extensive yard.

Production/Warehouse Area

- 30 KN/m² (600lbs psf) floor loading.
- 6.1m (20ft) floor to clear height.
- 3 phase power.
- Excellent loading facilities.
- Full height loading access.

Accommodation

Unit C	Ground Floor Warehouse/Reception	7,427 sq ft	690 sq m
	First Floor Office	1,280 sq ft	119 sq m
	Total	8,707 sq ft	809 sq m

Floor areas are based on gross external areas

Tenure

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

Rent

Further information from the agent.

Business Rates

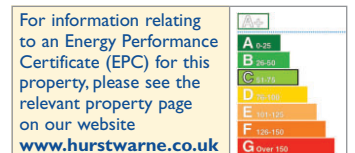
2010 Draft Rateable Value: £81,500
Uniform Business Rate: £0.414 (expiring 31/03/2011)
Business Rate Payable: £33,741 p.a. approx

Viewing & Further Information

For further information or to arrange a viewing please contact the joint sole agents:

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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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