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Deals Winner 2009
Most Active Commercial
Property Agent in Surrey

Hurst Warne

Chartered Surveyors and
Commercial Property Consultants

LEATHERHEAD REFURBISHED OFFICE SUITE FLEXIBLE TERMS

997 SQ FT (93 SQ M)



1st Floor, 14 High Street, Leatherhead, Surrey KT22 8AN

TO LET

- 1 mile from Junction 9 M25
- Refurbished
- Rent £10 per sq ft
- High Street location

Regulated by RICS



RICS

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

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Location

The building is located in Leatherhead High Street opposite the main entrance to the Swan Shopping Centre and within easy walking distance of the main local authority car parks and Leatherhead mainline railway station.

Description

The suite is located at first floor level and has recently been fully refurbished to include complete redecoration and new carpeting. The premises are presented in an open plan format with the exception of one small office located in the corner of the office suite.

Amenities

- Suspended ceilings with recessed lighting
- Gas fired central heating
- Toilet
- Kitchenette

Accommodation

The office suite provides an approximate net floor area of 997 sq ft (92.62 sq m).

Annual Rental

£10,000 per annum, exclusive. The annual rental will be payable quarterly in advance and will be subject to VAT, if applicable

Lease Terms

The office suite is available on a new fully repairing and insuring lease on flexible terms to be agreed.

Business Rates

From internet enquiries only we note the following Business Rate assessment:

2005 Rateable Value	£10,250
Uniform Business Rate	0.485
Business Rates Payable	£4,972 per annum, approximately

Service Charge and Maintenance

There will be a service charge levied on the suite to take account of items such as external and communal area repairs, communal services and insurances. Further details from the agent.

Viewing & Further Information

Strictly by appointment with the sole letting agents:

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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

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

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