



MOLE BUSINESS PARK, LEATHERHEAD, SURREY JUNCTION 9, M 25



Description

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with first floor offices to the front elevation. To the front of the unit is a paved yard area which incorporates a loading/unloading bay and car parking.

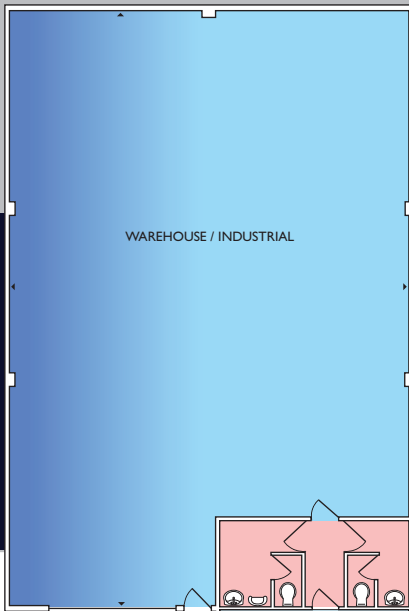
Approximately **2,968 SQ FT / 275.83 SQ M TO LET**

www.molebusinesspark.com

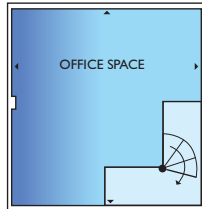


Location

Mole Business Park is located off Station Road, Leatherhead, close to both the town centre and the main line railway station. Access to the M25 is at Junction 9, which is only a short distance away and provides excellent links to the motorway network and central London via the A3.



GROUND FLOOR



1st FLOOR



Joint sole agents:



Tim Clement
tim.clement@kingsturge.com

Nic Pocknall
nic@hurstwarne.co.uk

Travel Distances:

Central London	20 miles
Gatwick Airport	22 miles
Heathrow Airport	24 miles
Leatherhead Main Line Station	0.2 mile
To London Victoria	44 minutes
To London Waterloo	44 - 46 minutes
Junction 9 M25	1 mile

SAT NAV: KT22 7AG

The Benefits

- Full height roller shutter door
- First floor offices with suspended ceilings and inset lighting.
- Minimum clear height 5 m.
- WC facilities
- 24 hour estate security

Accommodation

The premises comprises the following approximately gross internal floor area:-

	SQ M	SQ FT
Warehouse	191.4	2,060
Reception	17.43	188
FF offices	67	720
Total GIA	275.83	2,968

Terms The property is available on a new full repairing and insuring lease for a term to be agreed.

Rental Upon application.