



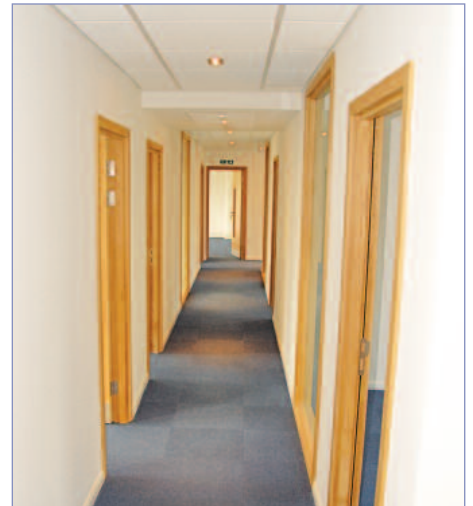
**Deals Winner 2011**  
Most Active Commercial  
Property Agent in Surrey

**manorhousebusinesscentre.com**

**LEATHERHEAD  
HIGH QUALITY  
OFFICE SUITES**

Suites from 100 sq ft (9.3 sq m) Upwards

www.hurstwarne.co.uk



Manor House Business Centre,  
Church Street, Leatherhead, KT22 8DH

**One FREE parking space  
per suite if your letting  
is completed  
by the end of 2011!**

**To Let on Flexible Terms**

- Newly refurbished.
- Flexible lease terms.
- Town centre location.
- Immediate availability.

Regulated by RICS



**RICS**

**TELEPHONE 01372 360190**

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

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**One FREE parking space  
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**Hurst Warne**  
**01372 360190**  
[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

### Location

The premises are located in Church Street, Leatherhead within a very short distance of the Town Centre and close by to the Nuffield Health Club. Leatherhead is located on Junction 9 of the M25 approximately 18 miles south west of Central London.

Leatherhead is a busy market town with a rapidly growing business community. The premises are within 1 mile of the M25 and half a mile of Leatherhead British Rail station.

### Description

The premises comprise high quality refurbished office suites within Manor House which itself was refurbished approximately 2 years ago. The available suites are situated on the second floor and benefit from new suspended ceilings, new recessed lighting, new carpeting, new perimeter trunking, new air heating / air cooling, new double glazing and WC facilities. The suites are let without furniture.

### Accommodation

Suite	Desks	Size (sq ft)	Size (sq m)	Exclusive Rent per Annum	Approx. cost per desk PCM
1	3	317	29.5	LET	-
2	2	153	14.3	£ 2,750	£ 191
3	3	268	24.9	£ 4,820	£ 223
4	3	246	22.9	£ 4,420	£ 204
5	2	164	15.3	LET	-
6	2	184	17.1	£ 3,300	£ 230
7	1	107	9.9	£ 1,900	£ 265
8	3	204	18.9	£ 3,600	£ 168

*NB: Suites can be taken individually or combined. Approximate net internal areas. The suites are provided un-furnished.*

A plan showing the individual office suites can be downloaded from [manorhousebusinesscentre.com](http://manorhousebusinesscentre.com)

Parking is also available. Further details from the agent.

### Tenure

The premises are available by way of new flexible 2 year inclusive leases for a minimum term of 12 months with a tenant only rolling break clause thereafter which can be served on 3 months notice.

### Annual Rental

The annual rental for specific office suites are set out above and are exclusive of utilities, business rates and service charge.

### Business Rates

As and when each individual suite is let separate business rate assessments for each suite will be requested from the local rating authority. However, it is estimated that business rates will be approximately £6 per sq ft per annum payable (expiring 31/03/2012). Further information from the agent.

### Service Charge and Utilities

There will be a fixed service charge levied on the suites to take into account of items such as repairing liabilities for communal areas, fire precautions, water, gas and electricity. This will be levied by the landlord at £6 per sq ft per annum subject to an annual increase of 3%.

### Deposit

The landlord requires a 2 month rent deposit which will be held for the duration of the letting.

### Viewing & Further Information

Strictly by appointment through sole agents:

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9373 HW LHEAD/KT22 DH/10.11

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

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

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