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# LEATHERHEAD NEW SELF CONTAINED OFFICE FREEHOLD WITH PART INCOME

1,582sq ft (147 sq m) GIA



Unit 7, Blenheim Court, Brook Way, Leatherhead, Surrey KT22 7NA

## For Sale with Part Investment

- Freehold with part income.
- Air cooling/heating.
- Parking.
- Potential future expansion space.

Regulated by RICS



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

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### Location

The property is well located on Brook Way, close to the junction of Kingston Road. Leatherhead town centre is approximately 1.5 miles distant. **The M25 at Junction 9 is approximately 0.5 miles away and provides excellent onward access to the national motorway network.** Nearby amenities include Tesco and B&Q Superstores.

Both Leatherhead and Oxshott stations are within a short drive and provide frequent train services to London (fastest journey time approximately 30 minutes).

### Description

The unit comprises a new self contained office unit within a courtyard development arranged on ground and first floors with attractive brick elevations under a pitched tiled roof. Internally the office has been finished to a high standard to include heating/cooling ceiling mounted cassette units, suspended ceilings with integral lighting, perimeter trunking, kitchenette and WCs.

The unit also benefits from four onsite car parking spaces subject to those allocated under the lease, further details below.

### Accommodation

Measured on a gross internal basis the unit comprises the following floor areas.

Ground Floor	791 sq ft	73.5 sq m	LET
First Floor	791 sq ft	73.5 sq m	VACANT
<b>Total</b>	<b>1,582 sq ft</b>	<b>147 sq m</b>	

The unit offers a potential purchaser a small freehold office with the ability to occupy the first floor immediately with the benefit of the ground floor tenancy and income stream. Any owner occupier will have the ability to gain vacant possession of the whole on or after 31st August 2012 and therefore the flexibility for potential future expansion space.

### Tenancies

The ground floor suite is let on full repairing and insuring terms (subject to the service charge provisions) on a 5 year lease to Advanced Valve Solutions (UK) Ltd due to expire 31st August 2014. The lease is subject to a mutual break option on or after the expiry of three years, subject to 6 months notice.

The commencing annual rent is £9,750 rising to £11,500 in the second year and thereafter, subject to VAT.

Further details available from the agent.

### Tenure

Freehold, subject to the above occupational tenancy.

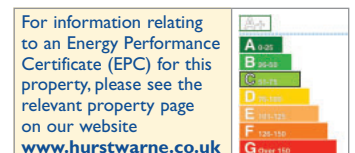
### Price

The freehold interest is available at a quoting price of £349,000 subject to VAT.

### Viewing & Further Information

Strictly by appointment through the sole selling agent:

Mark Leah  
[mark@hurstwarne.co.uk](mailto:mark@hurstwarne.co.uk)  
01372 360190  
07769 973371



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

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