



ASHCOMBE
HOUSE



High Quality Offices To Let from 6,450 - 9,266 sq ft

Excellent Incentives • Air Conditioning • Town Centre Location • On Site Car Parking

Ashcombe House
5 The Crescent • Leatherhead
Surrey • KT22 8LQ



LOCATION

Ashcombe House is situated in The Crescent, just off the A24 in the heart of Leatherhead town centre.

Junction 9 of the M25 motorway is within a mile and therefore both Heathrow and Gatwick airports are both approximately 30 minutes drive.

Leatherhead mainline railway station is within easy walking distance (services to London Waterloo and Victoria, approximately 45 minutes).

Retail facilities within the High Street and The Swan Shopping Centre are both within a short walk, as is the recently refurbished Nuffield Health Club.





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DESCRIPTION

The premises comprise part ground and first floor of a fully refurbished self-contained office building arranged over ground and two upper floors. On-site car parking is provided to the rear and side of the premises.

AMENITIES

- New VRV air-conditioning.
- Perimeter and grid cable trunking.
- Suspended ceilings with category II lighting.
- New carpeting.
- Eight person passenger lift.
- Male / female and disabled WCs.
- Adjacent to High Street shopping and Nuffield Health Club.
- Refurbished reception area.
- On-site car parking (1 space per 356 sq ft).

ACCOMMODATION

Ground Floor	2,816 sq ft	261.62 sq m)
First Floor	6,450 sq ft	(599.22 sq m)
Total	9,266 sq ft	(860.84 sq m)

LEASE(S)

The premises are available by way of a new fully repairing and insuring lease(s) directly from the landlord on flexible terms to be agreed.

ANNUAL RENTAL

£18.50 per sq ft, per annum, exclusive. The annual rental will be payable quarterly in advance and subject to VAT.

BUSINESS RATES

From internet enquiry only, we note that the estimated rates payable are circa £7.00 per sq ft.

SERVICE CHARGE

The landlord levies a service charge with regards to the recharge of all non-separately metered items. Further information from the agent.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs with regard to the proposed transaction.



VIEWING - Strictly by appointment with the sole letting agent:

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