

UNIT 9 BRIDGE WORKS

KINGSTON ROAD | LEATHERHEAD

KT22 7SU



LIGHT INDUSTRIAL/WAREHOUSE UNIT

TO LET - 2,191 SQ FT (203.55 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

- Good Parking Provision
- Small Unit with 1st Floor Offices
- Excellent Proximity to M25 (J9)
- Ground Floor Eaves Height Of 3.30m Approx.

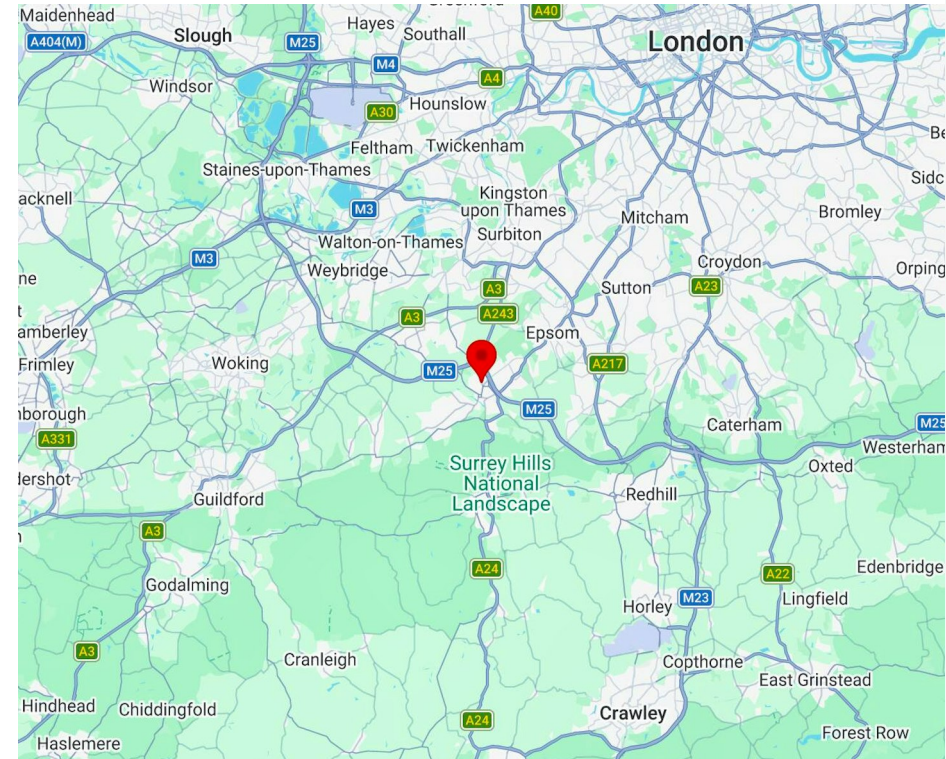
LOCATION

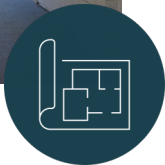
The premises are located in Leatherhead which lies adjacent to Junction 9 of the M25 motorway and provides excellent access to the national motorway networks and Heathrow and Gatwick airports.

Bridge Works are accessed off Kingston Road roundabout which is approximately 0.5 mile from the M25, Leatherhead town centre and Leatherhead mainline railway station.

DESCRIPTION

The available property comprises a self-contained warehouse/light industrial unit with a small mezzanine with offices/storage. The unit benefits from parking.





ACCOMMODATION

FLOOR/UNIT	SQ FT	SQ M
Ground	1,154	107.21
1st	1,037	96.34
TOTAL	2,191	203.55

Floor areas are approximate GIA

BUSINESS RATES

The unit has recently been reassessed for business rates, with a new Rateable Value of £18,000 effective from April 2026. An appeal against this assessment is currently underway, and it is anticipated that the Rateable Value may be reduced in due course. The tenant will be responsible for the payment of business rates. For further information, interested parties are advised to contact Mole Valley District Council directly.

BUILDING INSURANCE

The tenant will be responsible to pay for building insurance on the property. Exact amount to be confirmed.

SUMMARY

- Rent: £22,000 per annum
- Available Size: 2,191 sq ft
- Rates Payable: £8,982 per annum
- Estate Charge: £1 per sq ft
- EPC: E (109)

TERMS

The premises are available on new, internal repairing only leases directly from the landlord on flexible terms.

VIEWINGS & INFORMATION



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

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