

Kingslea House

Bay Tree Avenue,
Leatherhead, Surrey,
KT22 7UE



High Quality Self-Contained Office Building
on J9 of M25 with 87 parking spaces

FOR SALE / TO LET - 7,130 - 20,294 sq ft (662 - 1,885 sq m)



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Key Features

- Self-contained office building
- J9 of M25 two minutes drive
- Town centre and Leatherhead railway station 5 mins walk away
- Modern office accommodation fitted to a high standard
- Air conditioning, raised floors & suspended ceilings
- 87 on-site parking spaces (inc. EV charging points)
- Site area 1.034 acres / 0.418 hect

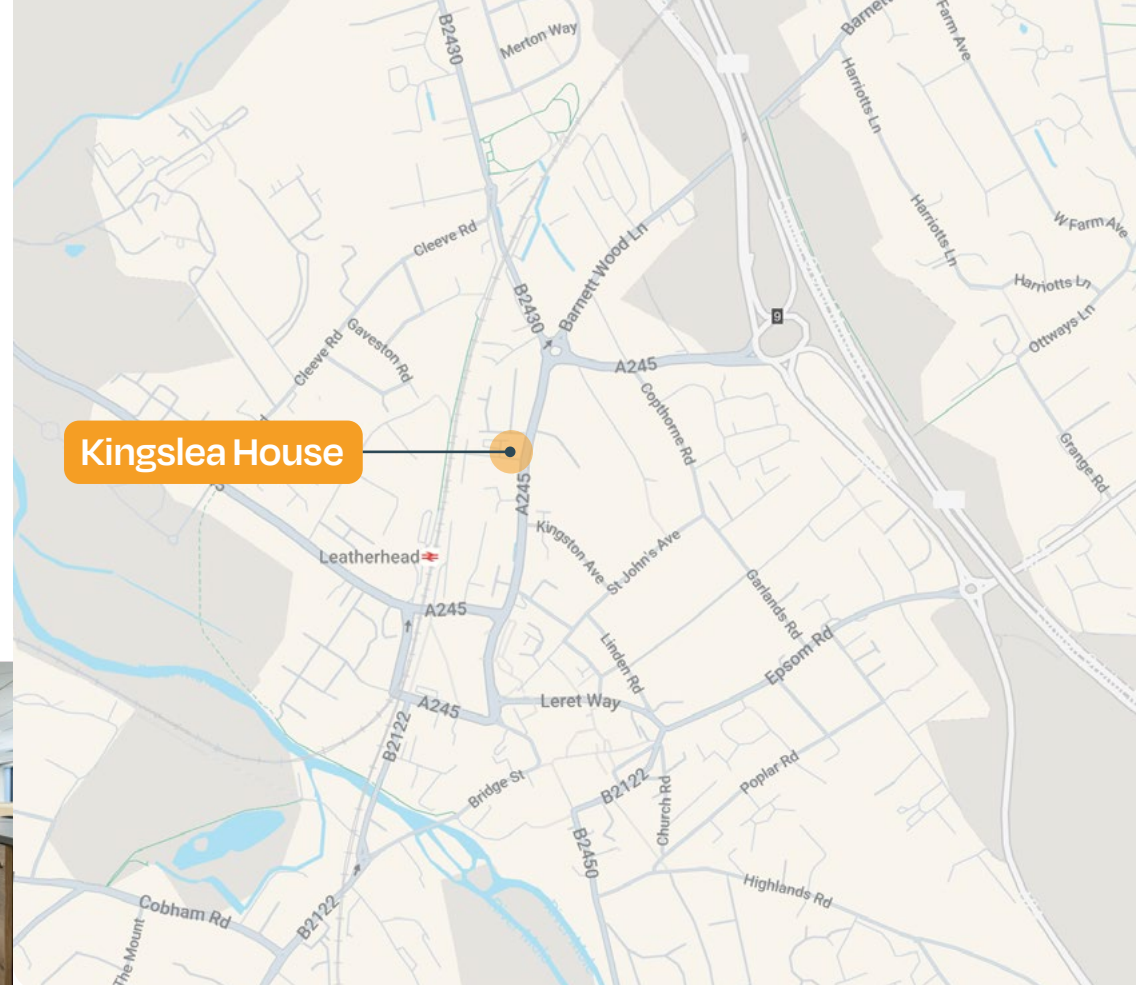


Location



Leatherhead is a well-connected town with excellent transport links. It's perfectly positioned, located equidistant from both Gatwick and Heathrow airports. The town's mainline railway station is just a five-minute walk away, with regular services to London Waterloo (41 minutes) and London Victoria (48 minutes).

An attractive Surrey town close to the North Downs, Leatherhead offers a wide range of shops, restaurants, and amenities, all within a short walk of the building. The town is also undergoing significant development, with new residential and lifestyle projects planned over the next three years. You can find more details at www.transformleatherhead.com



Description

Kingslea House is a 20,294 sq ft, three-story office building that was extensively remodeled in 2022. It features a stunning double-height reception area and offers premium, air-conditioned office space.

Located just a two-minute drive from Junction 9 of the M25, the property is available to lease as a whole or on a floor-by-floor basis.



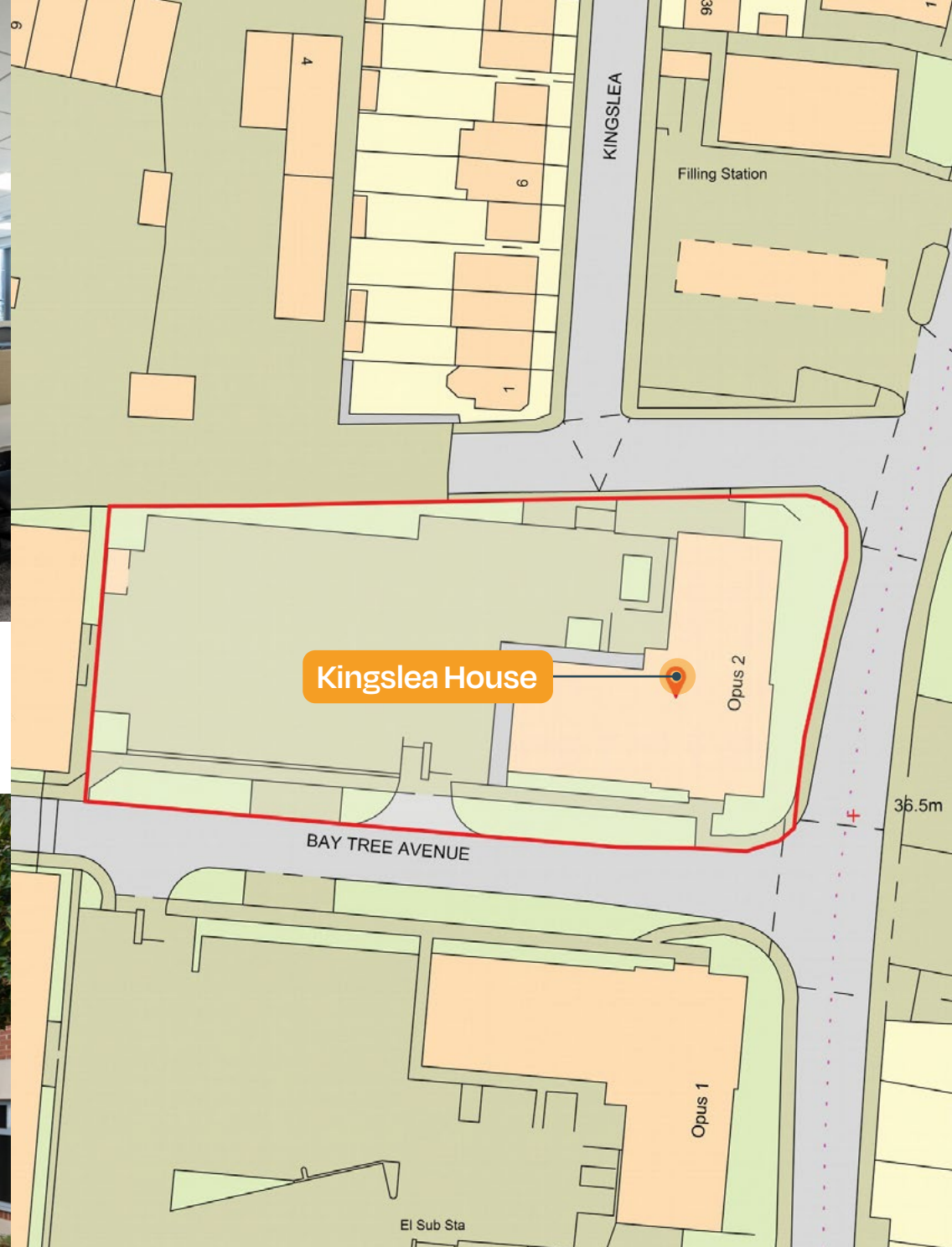
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Planning

- Kingslea House may be suitable for residential re-development, subject to the necessary consents
- There are currently no Article 4 provisions within the borough
- Please see hurstwarne.co.uk for further information



Site area
1.034 acres / 0.418 hect



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Accommodation

The building comprises the following approximate Net Internal areas:

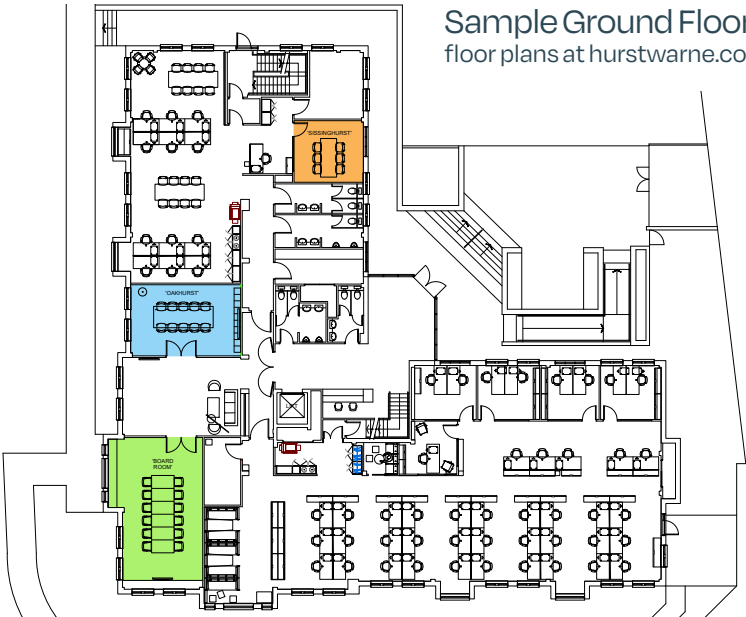
FLOOR	SQ FT (NIA)	SQ M (NIA)
Ground	7,130	662.40
First	7,060	655.90
Second	5,578	518.21
Ancillary	526	48.87
Total	20,294	1,885.37

Title

The property is held under title number SY814841.
Please see hurstwarne.co.uk for further info.

Terms

Kingslea House is available to lease on a floor by floor basis. The freehold may also be available, further details from the agent.



Sample Ground Floor
floor plans at hurstwarne.co.uk

Summary

Price: Upon Application
Rent: £28.50 per sq ft
Size: 7,130 - 20,294 sq ft
Rates Payable: £13.95 per sq ft
VAT: Applicable
Energy Performance Rating:
TBC

Viewings

Strictly by prior appointment
via sole agents Hurst Warne:-



Nic Pocknall MRICS
M 07770 416 219
O 01372 360 190
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