

GROUND FLOOR

323 KINGSTON ROAD | LEATHERHEAD

KT22 7TU



HIGH QUALITY OFFICE SUITE TO LET

TO LET - 525 SQ FT (48.77 SQ M)

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KEY BENEFITS

- 1 Parking Space (Potential for separate parking arrangements TBC)
- Newly Refurbished
- Separate Meeting Room/Office
- Kitchenette and WC
- Air heating & cooling
- Alarm & access control system
- Cable network, patch panel and wireless point installed
- Full internet connectivity (via separate arrangement)

LOCATION

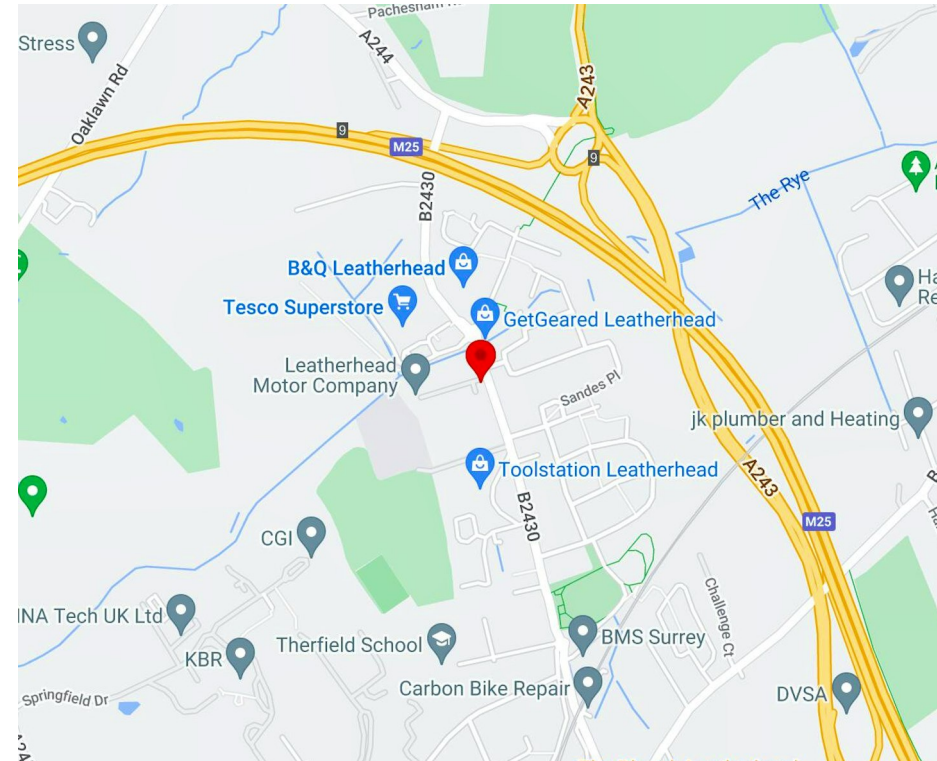
The premises are located on the outskirts of Leatherhead Town Centre on the A244 Kingston Road, close to Tesco and B&Q.

J9 of the M25 is within two minutes drive and Leatherhead Station is approximately 1 mile away which provides fast and frequent services to London Waterloo and Victoria. Leatherhead Town Centre is also a short drive providing a variety of local amenities.

DESCRIPTION

The premises comprise a modern ground floor office suite, set within a two storey building. The property is part of a small terrace of office buildings constructed of mainly brick elevations under a pitched tiled roof.

The offices have recently been refurbished to provide high quality space.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Offices	375	34.84	Available
Ground - Meeting Rm/Office	150	13.94	Available
TOTAL	525	48.78	

SERVICES INCLUDED

Please see separate download PDF of services included.

SMALL BUSINESS RATE RELIEF

Business rates apable are approximately £6,160 pa. However as the combined Rateable Value is £14,250 and therefore under the threshold of £15,000 it could be that rates payable may be close to zero. See: <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

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SUMMARY

- Rent: £18,500 per annum
- Available Size: 525 sq ft
- Rates Payable: £11.73 per sq ft = £6,160 pa payable approx. (could be zero, see below)
- Service Charge: £7,850 per annum Inclusive of electricity, cleaning, building insurance, water etc/ (see attached download)
- EPC: B (37)



VIEWINGS & INFORMATION



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

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