

MANOR HOUSE

THE CRESCENT | LEATHERHEAD

KT22 8DY



**FLEXIBLE, READY-TO-OCCUPY OFFICE SPACE WITH
STUNNING SURREY HILLS VIEWS**

TO LET - 1,452 TO 4,234 SQ FT (134.90 TO 393.35 SQ M)

 **Hurst
Warne**

KEY BENEFITS



- Available floor by floor or as a whole building
- Part furnished office accommodation available immediately
- Excellent natural light with views across the Surrey Hills
- Meeting rooms, private offices and breakout area
- On-site car parking
- Flexible accommodation capable of meeting a range of occupier requirements
- Town Centre location

LOCATION



The premises are prominently situated in central Leatherhead, within easy walking distance of the town centre, mainline railway station and an extensive range of amenities, including caf s, restaurants, retail facilities and Waitrose. The location benefits from excellent connectivity, being approximately 1 mile from Junction 9 of the M25, providing convenient access to the wider motorway network, the A24, Heathrow Airport and Gatwick Airport.

Leatherhead railway station is within half a mile and provides regular services to London Waterloo and London Victoria, making the property an attractive base for businesses seeking strong links to both London and the South East.

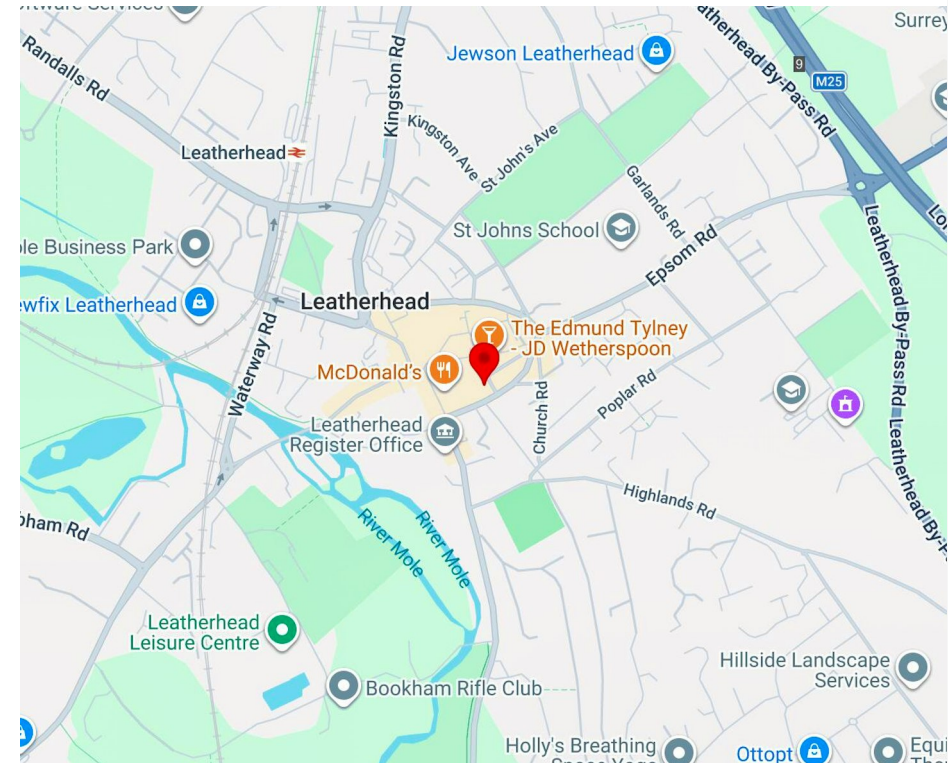


DESCRIPTION

Flexible, Ready-to-Occupy Office Space with Outstanding Surrey Hills Views

Manor House offers high quality office accommodation in the heart of Leatherhead, providing flexible workspace solutions for occupiers ranging from SMEs and professional practices through to larger corporate organisations. The property is available on a floor by floor basis or as a headquarters opportunity with the potential to rent the entire building.

The upper floors are part furnished, allowing immediate occupation, whilst the ground floor offers a blank canvas that can be tailored to an occupier's specific requirements. The building benefits from meeting rooms, private offices, breakout areas, kitchen facilities and on-site parking. Many of the suites enjoy excellent natural light and views across the Surrey Hills.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
2nd	1,452	134.90	Available
3rd	2,782	258.46	Available
TOTAL	4,234	393.36	

Floor areas are approximate NIA

SUMMARY

- Rent: £24 per sq ft
- Available Size: 1,452 to 4,234 sq ft
- Rates Payable: £8.56 per sq ft
- Service Charge: £13.57 per sq ft
- EPC: On application

TERMS

The offices are available on a new lease direct from the landlord.

VIEWINGS & INFORMATION



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

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