

1ST FLOOR, THE CRESCENT

MANOR HOUSE | THE CRESCENT |
LEATHERHEAD

KT22 8DY



WOULD SUIT ALTERNATIVE USES

TO LET - 2,661 SQ FT (247.21 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

- Air conditioning
- Excellent natural light with views across the Surrey Hills
- 2 Meeting Rooms
- On-site car parking
- Kitchen
- 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 cafes, 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.

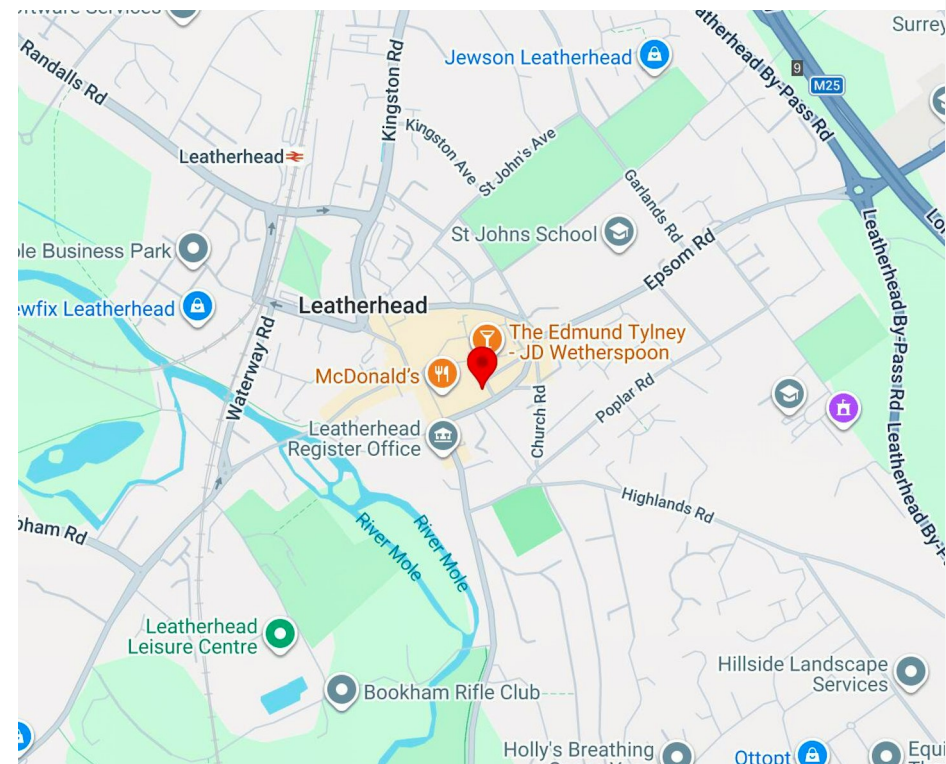
Leatherhead railway station is within half a mile and provides regular services to London Waterloo and London Victoria, making the property an attractive base for businesses seeking strong links to both London and the South East.

DESCRIPTION

The premises consists of a self-contained 1st Floor Office at Manor House. The property is a modern building and benefits from excellent levels of natural light and a great town centre location.

The space is an open-plan office currently in shell condition. The offices are to be fully refurbished.

The offices would be suitable for alternative uses.



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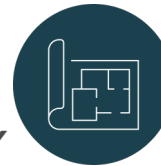
ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
1st	2,661	247.21	Available
TOTAL	2,661	247.21	

Floor areas are approximate NIA

THE OPPORTUNITY

• Lease a single floor or secure the whole building • Part furnished office accommodation available immediately • Customise the ground floor to reflect your business and operational requirements • Excellent location with easy access to the M25, A24 and Leatherhead town centre A rare opportunity to secure flexible, high-quality office space in one of Surrey's most desirable business locations. Viewings are now being arranged. Contact us today to discuss your requirements and discover how this space could become your next business home.



SUMMARY

- Rent: £24 per sq ft
- Available Size: 2,661 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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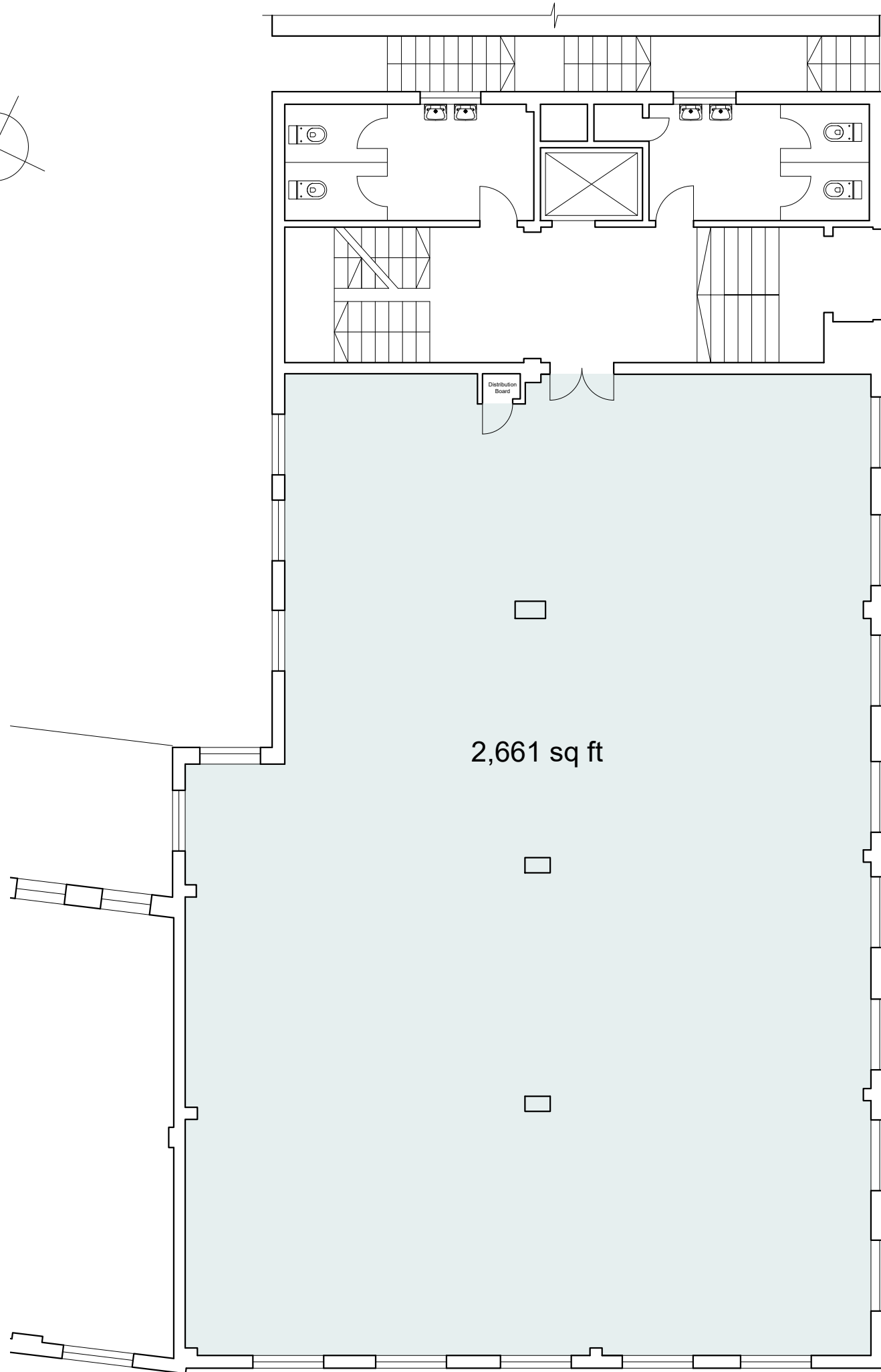
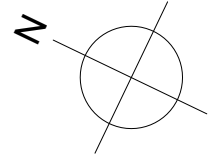


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OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25



First Floor

Manor House
1 The Crescent
Leatherhead
KT22

Scale 1:100 @ A3

The Crescent

