

LEATHERHEAD HIGH QUALITY REFURBISHED OFFICE SUITES WITHIN PRESTIGIOUS BUILDING

2,273 TO 5,776 SQ FT (211 TO 537 SQ M)



Kings Court, 41-51 Kingston Road, Leatherhead, Surrey KT22 7SL

TO LET

- Air conditioned.
- Excellent car parking 1:185 sq ft.
- Raised floors.
- Within 1/2 mile of J9 of M25.

Regulated by RICS

Location

Kings Court is located at the southern end of Kingston Road, within 1/2 mile of the M25 J9, which is a short distance from Leatherhead town centre and railway station.

Leatherhead is extremely well positioned being equidistant between Gatwick and Heathrow Airports.

Leatherhead's railway station provides regular services to London Waterloo, Victoria and London Bridge with a travel time of approximately 44 minutes.



Description

Kings Court is a high quality office building with feature brick and glazed elevations under a pitched tiled roof. The building extends to some 30,867 sq ft total. The available accommodation represents newly refurbished offices at part ground and part first floor providing the following amenities:

- Four pipe fan coil air conditioning.
- Spacious and flexible reception area.
- Male, female and disabled WC and shower.
- Fully accessible raised floors.
- 2 automatic passenger lifts.
- Car parking ratio 1:185 sq ft.

Accommodation

Ground floor	6,736 sq ft	LET OCT 2013
Ground floor	2,273 sq ft	
Part first floor	3,503 sq ft	
Total	5,776 sq ft	



Annual Rental

£24 per sq ft per annum, exclusive. The annual rental will be payable quarterly in advance and will be subject to VAT.

Business Rates

The business rates are approximately £8.00 per sq ft payable (for the year ending 31/03/2014). Interested parties should contact Mole Valley District Council Business Rates Department for clarification.

Service Charge

There is a service charge levied on the accommodation with regards to the running of the building. We believe this is currently £6.43 per sq ft per annum, exclusive excluding utility costs.

Lease

The premises are available by way of a new fully repairing and insuring lease on terms to be agreed directly from the landlord.

EPC

Following third party assessment, we understand that the energy performance rating for this property has been graded as 'E'. A copy of the Energy Performance Certificate is available to download from our website at www.hurstwarne.co.uk or on request from the agents.

Viewing & Further Information

Strictly by appointment with the sole letting agent:

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

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Our Leatherhead, Fleet, Woking & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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