



# Leatherhead Trade Park

**TO LET**

**3,813 sq ft** (354.3 sq m) GIA

**Comprehensively refurbished  
Trade / Industrial / Warehouse unit**



Unit 3 Leatherhead Trade Park, Station Road  
Leatherhead, Surrey KT22 7AG

## Location

Leatherhead Trade Park is located off Station Road within easy walking distance of both Leatherhead railway station and town centre. Leatherhead itself is well located being adjacent to J9 of the M25. On the trade park current occupiers include Screwfix, Merit Tyres and Magnet.

## Description

Unit 3 is a modern, comprehensively refurbished steel portal framed unit with two storey offices to the front elevation.

## Amenities include

- Single roller shutter door
- Minimum height to underside of haunch of 5.5m
- Self-contained office with WCs
- Allocated car parking and dedicated loading apron

## Accommodation

	sq ft	sq m
Warehouse	3,167	294.27
Offices	646	60.06
<b>Total GIA</b>	<b>3,813</b>	<b>354.33</b>

## Tenure

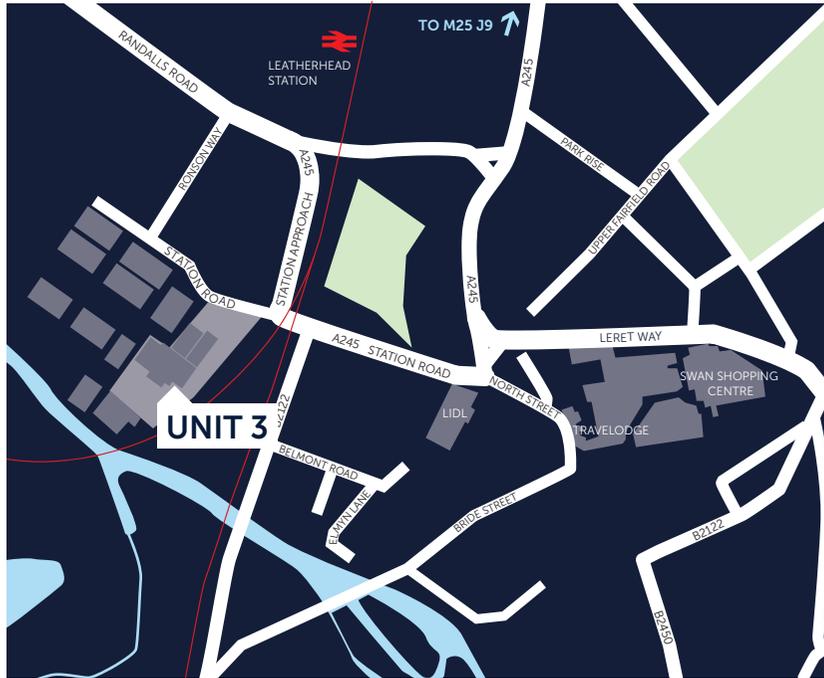
A new full repairing and insuring lease for a term to be agreed.

## Energy performance rating

B(44).

## Quoting rent

Upon application.



**Viewing and further information**  
Via the joint sole agents



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