

**15-17 THE CRESCENT
LEATHERHEAD
SURREY KT22 8DY**



**OFFICES TO LET
FLEXIBLE LEASE AVAILABLE
1,960 to 4,096 sq ft
20 Car Parking Spaces**

01737 230700

Chapter House, 33 London Road, Reigate, Surrey RH2 9HZ Fax: 01737 230701
www.michaelrogers.co.uk

LOCATION:

Leatherhead is one of Surrey's premier business locations, being approximately 18 miles south west of Central London, benefiting from easy access to the M25 at Junction 9, approximately 1 mile from the property.

Leatherhead Railway Station is approximately 10 minutes walk and has regular services to London Waterloo and London Victoria. Leatherhead town centre offers a range of shopping, banking and restaurant facilities.

DESCRIPTION:

15-17 The Crescent is a modern self-contained two-storey office building with brick elevations under a pitched tiled roof. The offices are available as a whole or on a floor by floor basis.

SPECIFICATION:

The premises benefit from the following specification:-

- ◆ Comfort cooling and gas fired central heating
- ◆ Suspended ceilings with Category II lighting
- ◆ Shared kitchenette
- ◆ Double glazing
- ◆ Under-floor and perimeter trunking
- ◆ 20 on-site car parking spaces

ACCOMMODATION:

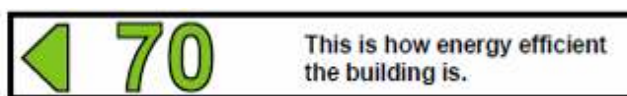
The property has the following approximate floor areas:-

First Floor Offices	1,962 sq ft	182.3 m ²
Ground Floor Offices	1,960 sq ft	182.0 m ²
Reception	174 sq ft	16.2 m ²
Total	4,096 sq ft	380.5 m²

TERMS:

The premises are available on a leasehold basis, terms on application. The quoting rent is £15.00 per sq ft per annum exclusive. VAT is payable.

Energy Performance Certificate (EPC)



For further information or to arrange a viewing, please contact:

Michael Rogers LLP
David Smith
Tel: 01737 230700
Email: david.smith@michaelrogers.co.uk



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