

**Bridge House
Bridge Street
Leatherhead
Surrey KT22 8HL**



1,150 sq ft (106.84 sq m) approx

QUALITY TOWN CENTRE OFFICES WITH CAR PARKING

TO LET

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
www.michaelrogers.co.uk

Location:

Bridge House is prominently situated in the town centre close to the junction of North Street and the High Street and therefore benefits from various retail and leisure facilities within easy walking distance.

Leatherhead mainline railway station is approximately a 10minute walk which provides a fast and frequent service to London Waterloo and Victoria (fastest journey time approx 44 mins). The M25 (Junction 9) is within 1 mile of the property and provides excellent onward access to the national motorway network and both Heathrow and Gatwick Airports.

Description:

The premises comprise a modern purpose-built office property with car parking to the rear. The available suite is on the ground floor, directly accessed from reception.

Amenities:

- On site car parking
- Air conditioning
- Underfloor and perimeter trunking
- Suspended ceilings with recessed lighting

Accommodation:

Floor	Sq Ft	Sq M	Parking Spaces
Part Ground	1,150	106.84	3
Total	1,150	106.84	3

Terms / Rent:

New full repairing and insuring lease from the Landlord available for a term to be agreed. Rent - £28,500 per annum exclusive.

Business Rates:

Rateable Value - £21,500. Rates Payable (2018/19 – 49.3p in £) - £10,599.50 (£9.22 per sq ft approx.)
All interested parties are advised to check this information with Mole Valley District Council.

Service Charge:

Details available upon request.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:**Michael Rogers**

Chris Bulmer – 020 8332 4593
chris.bulmer@michaelrogers.co.uk
David Smith – 01737 230739
david.smith@michaelrogers.co.uk

Hurst Warne

Nic Pocknall - 01372 360190
nic.pocknall@hurstwarne.co.uk
Jessica Bodie – 01372 360190
jessica.bodie@hurstwarne.co.uk

Subject to Contract June 2018

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