

TO LET



Leatherhead - Offices

1,253 to 3,500 sq ft net internal area (116 to 325 sq m)

Bridge House, 27 Bridge Street, Leatherhead, Surrey, KT22 8HL

For viewing and further information contact:

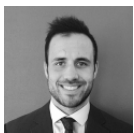


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Key Benefits

- Air Conditioning
- Under floor / perimeter cable trunking
- Suspended ceilings and recessed lighting
- On-site parking



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Location

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

Leatherhead main line railway station is approximately a 10 minute walk which provides a fast and frequent service to London Waterloo and Victoria stations (fastest journey 44 minutes approximately).

The M25 at junction 9 is within 1 mile of the property and provides excellent onward access to the national motorway network and to both Heathrow and Gatwick airports.

Description

The premises comprises modern purpose built offices constructed approximately 15 years ago with a car park at the rear.

The offices are predominantly open plan and benefit from underfloor / perimeter cable trunking and air conditioning.

Amenities

- Air conditioning
- Underfloor / perimeter cable trunking
- Suspended ceilings and recessed lighting
- On site parking

Accommodation

First Floor	3,500 sq ft	325.16 sq m
Ground Floor right	1,253 sq ft	116.41 sq m
TOTAL	4,753 sq ft	441.57 sq m

Car Parking

First Floor	13 spaces
Ground Floor right	5 spaces

Lease Terms

The premises are available to let by way of new fully repairing insuring leases (subject to the service charge) on terms to be agreed.

Rent

£23.50 per annum, exclusive.

Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as 79(D).

A copy of the Energy Performance Certificate is available on request from the agents.

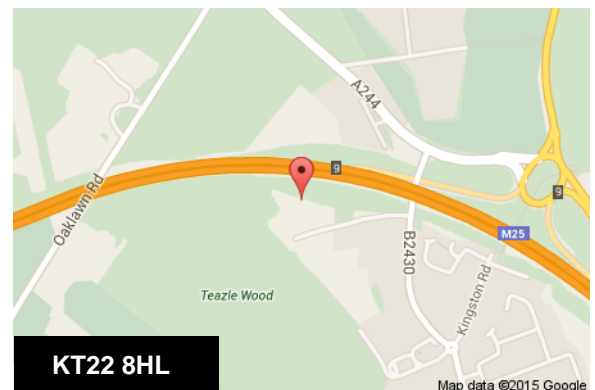
Business Rates

£7.70 per sq ft

Interested parties should make their own enquiries with the relevant local authority.

Service Charge

£5.00 per sq ft



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

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk. Date: 12/05/15 - Bridge-House-27-Bridge-Street_0515_840.pdf

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