



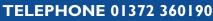
LEATHERHEAD HIGH QUALITY REFURBISHED OFFICE SUITES WITHIN PRESTIGIOUS BUILDING 3,503 SQ FT TO 12,833 SQ FT



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

- Air conditioned.
- Fully refurbished.
- Within 1/2 mile of J9 of M25.
- Raised floors.
- Excellent car parking 1:185 sq ft.
- Available on new leases.

Regulated by RICS





Agency • Investment • Development • Asset Management • Landlord & Tenant323 Kingston Road Leatherhead Surrey KT22 7TUF 01372360211E leatherhead@hurstwarne.co.uk





Deals Winner 2011 Most Active Commercial Property Agent in Surrey

Location

Kings Court is located at the southern end of Kingston Road, within ½ mile of the M25 J9, and a short distance to Leatherhead town centre and railway station. Leatherhead is extremely well positioned being equidistant Gatwick and Heathrow Airports, and the town centre provides a variety of retail and restaurant facilities. 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, and the available accommodation represents newly refurbished offices at ground and part first floor providing the following amenities:

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

Accommodation

Total	2,833	sa ft
Part first floor	3,503	sq ft
Ground floor left wing	4,784	sq ft
Ground floor right wing	4,546	sq ft

Tenure

The premises are currently held on a fully repairing and insuring lease expiring 24 March 2024 with a tenant only break option on 24 March 2014, subject to 9 months prior written notice.

Our clients are prepared to consider new sub leases until the 31 August 2014. Alternatively a longer term lease can be made available subject to landlord's consent.

Terms

Available upon request.

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Maurice Johnson	Nic Pocknall
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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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