



Deals Winner 2011
Most Active Commercial
Property Agent in Surrey

LEATHERHEAD

HIGH QUALITY REFURBISHED OFFICE SUITES WITHIN PRESTIGIOUS BUILDING

3,503 SQ FT TO 12,833 SQ FT

www.hurstwarne.co.uk



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



TELEPHONE 01372 360190

Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

Kings Court is located at the southern end of Kingston Road, within 1/2 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

Ground floor right wing	4,546 sq ft
Ground floor left wing	4,784 sq ft
Part first floor	3,503 sq ft
Total	12,833 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 maurice@hurstwarne.co.uk 01372 360190 07770 416 220	Nic Pocknall nic@hurstwarne.co.uk 01372 360190 07770 416219
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For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website www.hurstwarne.co.uk

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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.commercialleascode.co.uk

Our Leatherhead, Fleet, Woking & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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