



# THE SQUARE LEATHERHEAD

6,094 sq ft / 566 sq m



## **ADDRESS**

Q4 The Square Part 1st Floor Randalls Way Leatherhead KT22 7RY

## **DESCRIPTION**

**Part First Floor Offices To Let.** The Square is a new office scheme in Leatherhead of four self-contained buildings. The specification is high, offering Grade A new space.

Q4 The Square is a short walk (circa five minutes) from Leatherhead railway station, offering a fast and frequent service to London Waterloo and Victoria with a journey time of just over 45 minutes. There is easy access to the M25 at Junction 9 providing connection to the national motorway network, with Heathrow Airport 25 miles and Gatwick Airport only 21 miles away.

Dated: 03/11/2025









# **SPECIFICATION**

- BREEAM Very Good / EPC 'A'
- Stunning Grade A Headquarter office building overlooking a central amenity square
- Large efficient floor plate with VRF air-conditioning, full access raised floors, metal ceilings and LED lighting
- Prominent feature entrance and reception area
- High quality WCs and shower
- Generous car parking 29 spaces
- Cycle parking

**Tenure** Leasehold

**Rent** £31.50 per sq ft per annum

exclusive

**Service Charge** £3.57 per sq ft

**Rates** Estimated circa £13.30 per sq ft

payable

**Size** 6,094 sq ft / 566 sq m

### CONTACT

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Dated: 03/11/2025