

1ST FLOOR CEDAR COURT LEATHERHEAD

2,700 - 10,720 sq ft



ADDRESS

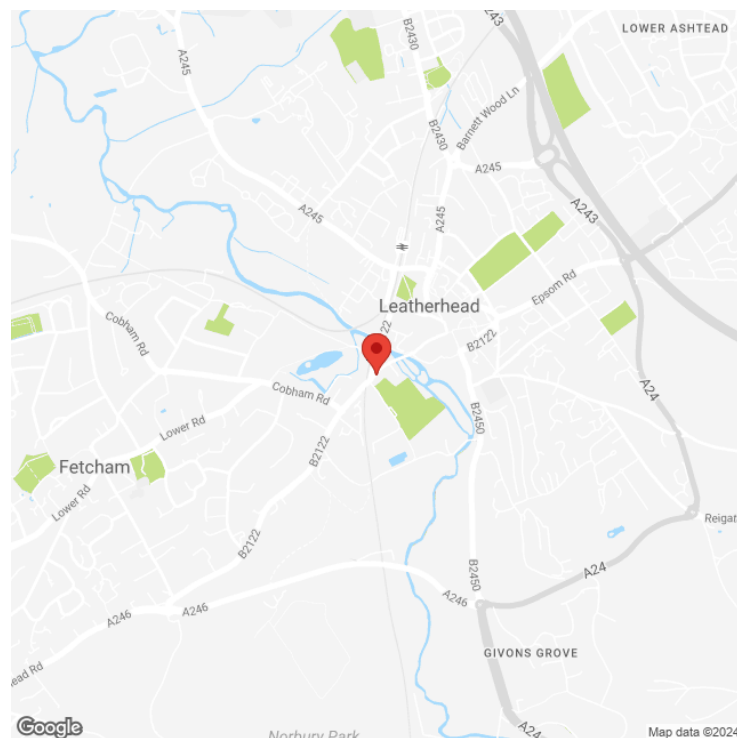
Cedar Court
Guildford Road
Leatherhead
KT22 9RX

DESCRIPTION

Prominent, modern air-conditioned office building with excellent on-site parking ratio

Refurbished Town Centre Offices with car parking Cedar Court is a prominent, refurbished modern air-conditioned office building in Leatherhead town centre benefitting from an excellent on site car parking ratio. Leatherhead railway station is within a short walk providing a frequent train service to several London stations and surrounding towns. Junction 9 of the M25 is less than a mile from the property giving access to the national motorway network.

The first floor totalling 10,720 sq ft has been refurbished and a further 2,052 sq ft of storage can be made available if required. The space can be split to satisfy requirements from circa 2,700 sq ft.
Dated: 18/05/2024



SPECIFICATION

Air-conditioning

Full access raised floors

New carpet

New suspended ceiling with recessed LED lighting

Refurbished double height reception

New WCs

New shower facilities

On-site car parking ratio 1:245 sq ft

Electric vehicle charging points

Tenure	Available by way of a new lease direct from the Landlord for a term to be agreed
Rent	Quoting rent £27.50 per sq ft
Service Charge	£10.92 per sq ft
Rates	Rates payable £10.25 per sq ft.
Size	2,700 - 10,720 sq ft

CONTACT

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Dated: 18/05/2024

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