

## 19-21 THE CRESCENT LEATHERHEAD

1,956 sq ft



### ADDRESS

19-21 The Crescent  
Leatherhead  
KT22 8DY

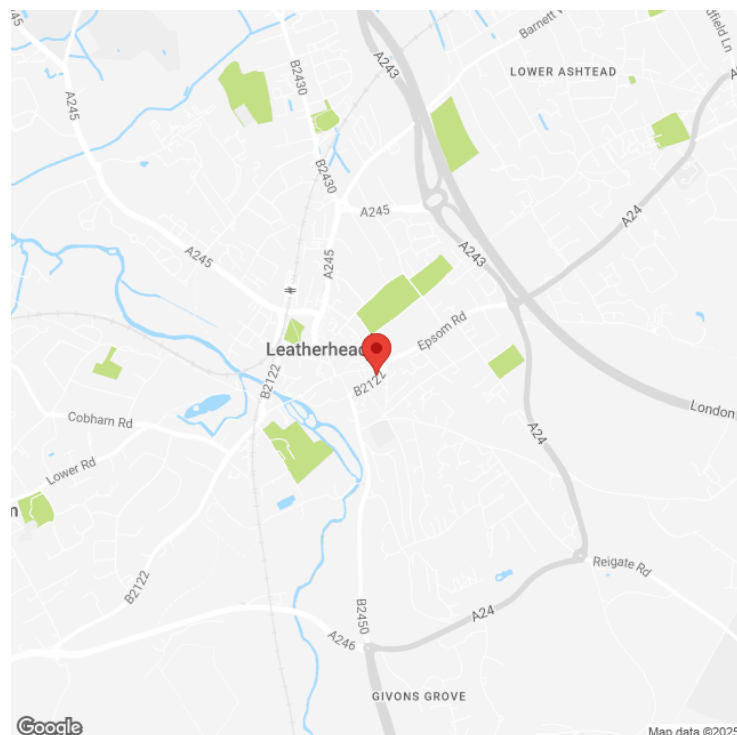
### DESCRIPTION

#### Quality 1st Floor Offices To Let

The historic town of Leatherhead is one of Surrey's premier business locations. The town benefits from its proximity to the M25 at Junction 9 (approx. one mile from the property). Leatherhead British Rail station is with a 10 minute walk providing regular services to London, Clapham Junction, Wimbledon, Epsom & Guildford. The town offers a range of shopping and restaurant amenities.

19-21 The Crescent is a modern, self-contained two-storey building. The available accommodation is situated on the 1st floor and has undergone a comprehensive upgrade. The space is predominantly open plan.

Dated: 27/04/2025



## SPECIFICATION

- Air conditioning
- Suspended ceilings with recessed LED lighting
- Underfloor trunking
- Fully carpeted
- Upgraded WC facilities
- Double glazing
- 8 on-site car spaces
- To be redecorated
- EPC E - 124

<b>Tenure</b>	Leasehold
<b>Rent</b>	27.50 per sq ft
<b>Service Charge</b>	Circa £5.37 per sq ft
<b>Rates</b>	Rates payable £10.20 per sq ft
<b>Size</b>	1,956 sq ft

## CONTACT

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Dated: 27/04/2025

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