



## Q1 THE SQUARE LEATHERHEAD

GROUND FLOOR AVAILABLE 4,552 SQ FT / 423 SQ M

### THE SPECIFICATION INCLUDES:

- Prominent feature entrance
- VRF air conditioning incorporating a heat recovery system
- Full access flooring
- Metal tile suspended ceilings
- LED lighting with PIR and daylight dimming
- High quality WCs and shower
- 19 on site car parking spaces
- Cycle parking
- BREEAM rating 'Very Good' and EPC 'A'



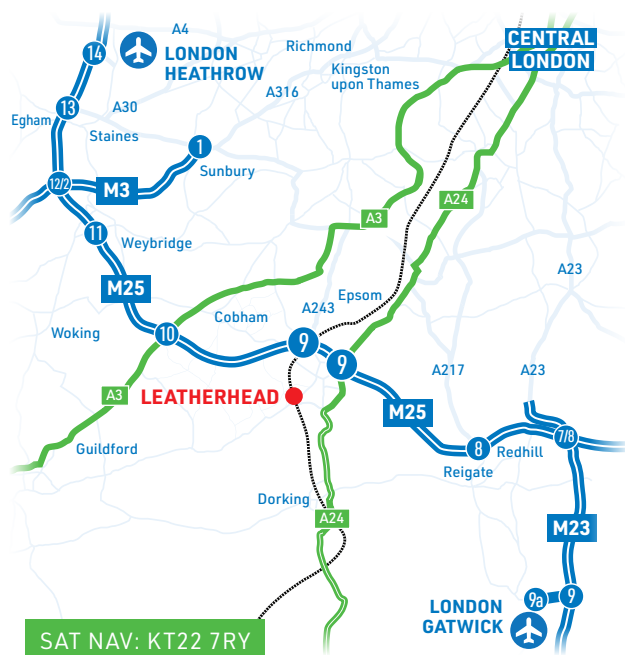
BREEAM  
Very Good / EPC 'A'



THE ACCOMMODATION OFFERS STUNNING GRADE A OFFICES, SET AROUND A CENTRAL LANDSCAPED AMENITY SQUARE. THE OFFICES INCORPORATE ENERGY EFFICIENT DESIGN AND TECHNOLOGY TO MINIMISE RUNNING COSTS.



**The Square** is in an excellent location, a few minutes walk from the **Town Centre** and **Railway Station**, providing frequent services to **London, Guildford, Wimbledon** and **Clapham Junction**.



#### BY ROAD

M25, Junction 9	2 miles
Leatherhead Town Centre	1.2 miles
Redhill	12 miles
Croydon	13 miles
London	20 miles
Guildford	16 miles
Gatwick	18 miles
Heathrow	23 miles
Staines	20 miles
Weybridge	10 miles

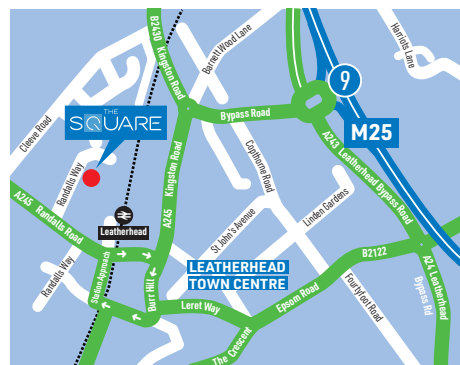
#### BY RAIL

London Waterloo	44 minutes
London Victoria	48 minutes
Clapham Junction	32 minutes
Wimbledon	24 minutes
Epsom	8 minutes
Guildford	26 minutes

#### SOURCE:

Road: michelin.com

Rail: nationalrail.co.uk



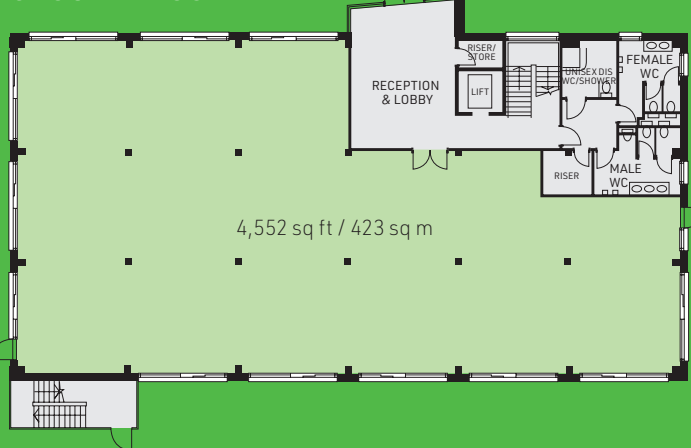
#### SOME OF THE LOCAL OCCUPIERS:



#### SITE PLAN



#### GROUND FLOOR PLAN



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