

# THE SQUARE LEATHERHEAD

Q4



## Q4 THE SQUARE LEATHERHEAD FIRST FLOOR OFFICES AVAILABLE 6,094 SQ FT / 566 SQ M

### THE SPECIFICATION INCLUDES

- 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.
- Low running costs.
- Generous car parking – 29 spaces.
- Cycle parking.

**BREEAM  
Very Good / EPC 'A'**

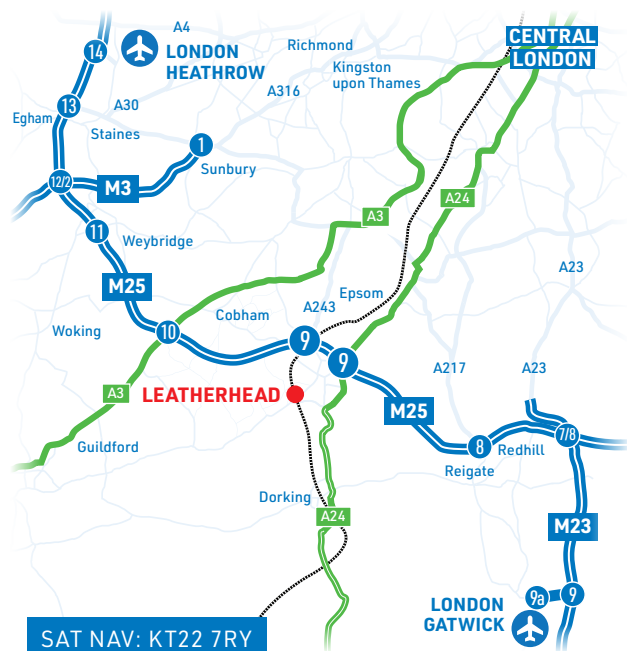
# A STUNNING NEW BUSINESS ENVIRONMENT DESIGNED TO ENHANCE THE WORKING LIFESTYLE



## SITE PLAN



**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

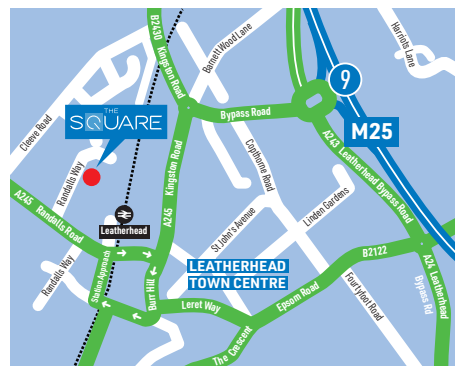
M25, Junction 9	2 miles
Leatherhead Town Centre	1.2 miles
Redhill	12 miles
Croydon	13 miles
London	20 miles
Guildford	16 miles
Gatwick	18 miles
Heathrow	23 miles
Staines	20 miles
Weybridge	10 miles

### 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

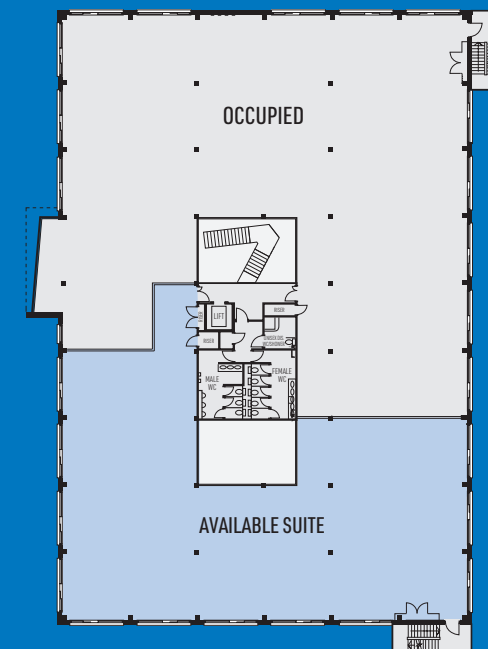


### SOME OF THE LOCAL OCCUPIERS:



## FIRST FLOOR

6,094 SQ FT / 566 SQ M



29 PARKING SPACES

33 Margaret Street  
London  
W1G 0JD  
**savills.co.uk** **savills**  
**020 7499 8644**

**Tom Mellows**  
tmellows@savills.com

**Stuart Chambers**  
stuart.chambers@savills.com

**Michael Rogers**  
**01737 230700**  
**www.michaelrogers.co.uk**

**David Smith**  
david.smith@michaelrogers.co.uk

**Chris Bulmer**  
chris.bulmer@michaelrogers.co.uk

[www.thesquare-leatherhead.com](http://www.thesquare-leatherhead.com)

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