

NEWLY REFURBISHED SELF-CONTAINED TOWN CENTRE OFFICES

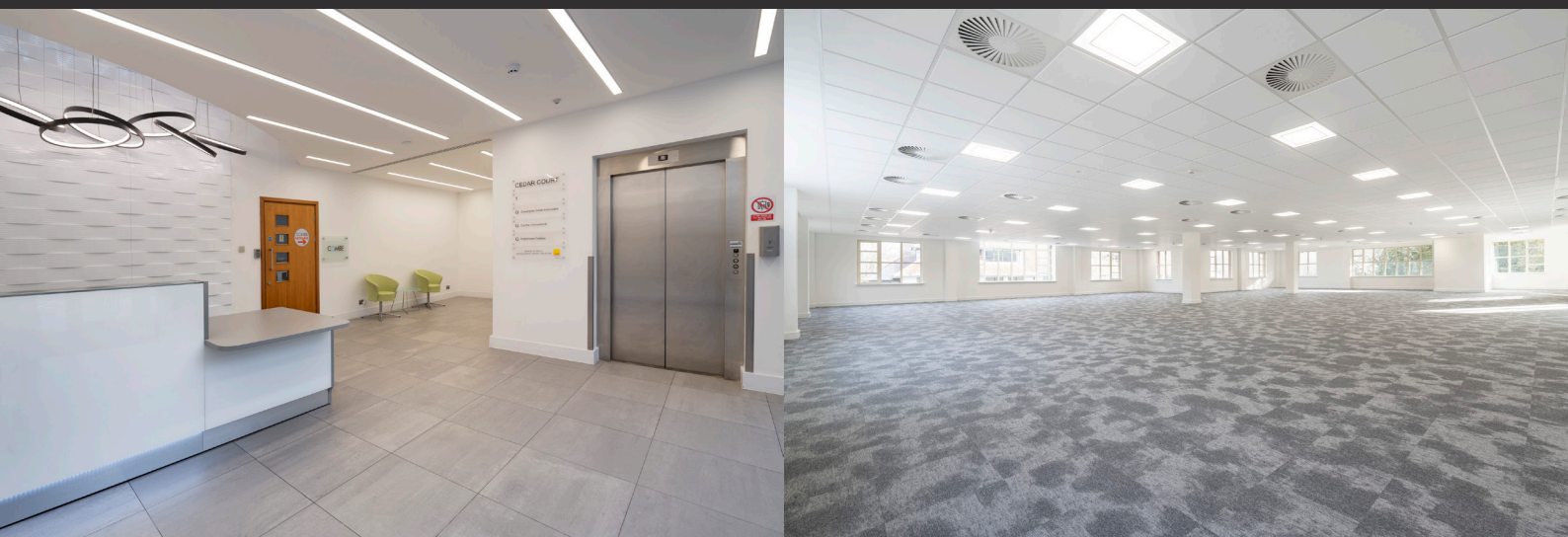
# CEDARCOURT

GUILDFORD ROAD, LEATHERHEAD, KT22 9RX

**TO LET**  
**FIRST FLOOR**  
10,720 SQ FT  
(995.9 SQ M)



- ❄ NEW AIR CONDITIONING
- ⬆ FULL ACCESS RAISED FLOOR
- ☯ NEW SUSPENDED CEILING AND LIGHTING
- ♿ REFURBISHED DOUBLE HEIGHT RECEPTION
- 🚿 NEW SHOWER FACILITIES
- 🌀 NEW CARPETS
- 🚗 ON SITE CAR PARKING RATIO 1:245 SQ FT
- 🔌 ELECTRIC VEHICLE CHARGING POINTS

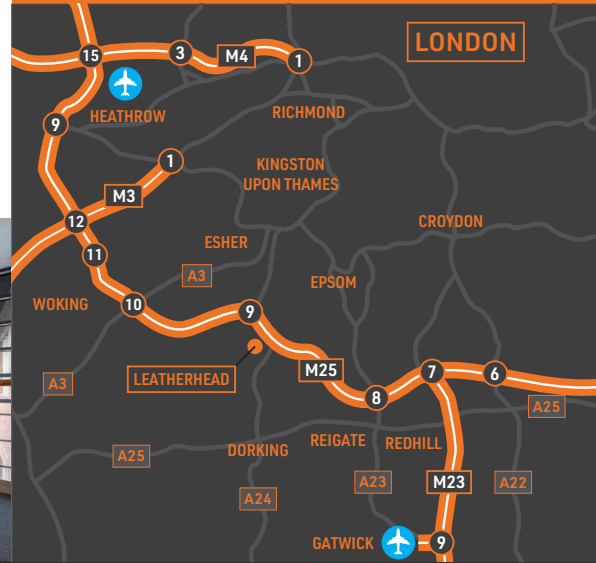




**CEDAR COURT** IS A PROMINENT, MODERN, AIR CONDITIONED, OFFICE BUILDING IN LEATHERHEAD TOWN CENTRE. THERE IS AN EXCELLENT CAR PARKING PROVISION AND THE LOCAL AMENITIES AND RAILWAY STATION ARE WITHIN A SHORT WALK.



THE FIRST FLOOR OF 10,720 SQ. FT. HAS BEEN FULLY REFURBISHED TO A GRADE A STANDARD. THERE IS 2,052 SQ. FT OF STORAGE AVAILABLE IF REQUIRED.



#### BY ROAD



EPSOM	4 MILES
REDHILL	12 MILES
GUILDFORD	13 MILES
GATWICK AIRPORT	18 MILES
LONDON	22 MILES

#### BY RAIL



EPSOM	8 MINUTES
WIMBLEDON	28 MINUTES
CLAPHAM JUNCTION	35 MINUTES
LONDON WATERLOO	48 MINUTES
LONDON VICTORIA	52 MINUTES

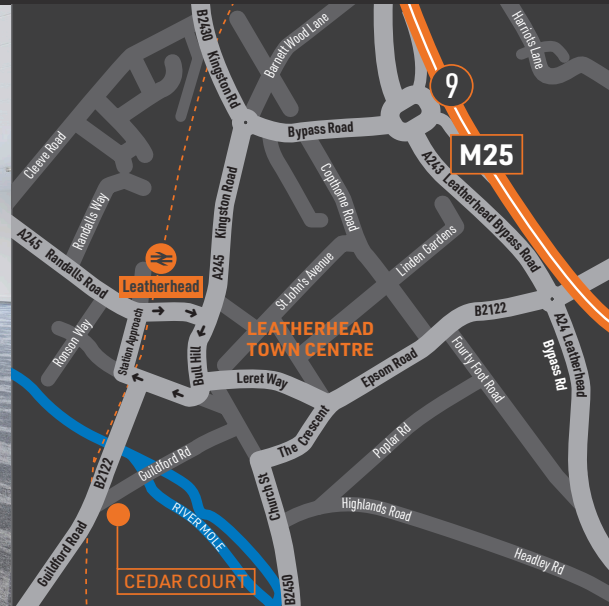
#### LOCATION

Junction 9 of the M25 is less than a mile providing easy access to the national motorway network together with Heathrow and Gatwick Airports.

**SAT NAV: KT22 9RX**



**EPC A - 21**  
(Energy Performance Certificate)



The premises are available by way of a new lease direct from the Landlord. Terms on application.

For further information  
or to arrange a viewing  
contact sole agents



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