REFURBISHED TOWN CENTRE OFFICES

TO LET **5,695 TO 12,075 SQ FT** / 529 TO 1,122 SQ M

CEDAR COURT

CEDAR COURT,
GUILDFORD ROAD,
LEATHERHEAD
KT22 9RX



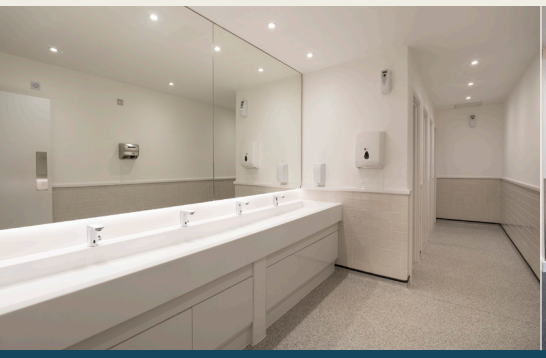
- NEW AIR CONDITIONING
- FULL ACCESS RAISED FLOOR
- NEW SUSPENDED CEILING WITH LED LIGHTING
- DOUBLE HEIGHT RECEPTION
- NEW SHOWER FACILITIES
- NEW CARPETS
- 56 CAR PARKING SPACES
- ELECTRIC VEHICLE CHARGING POINTS





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.

There is currently 6,380 sq ft available on the first floor with a further 5,695 sq ft.on the ground floor ready March 2027. The offices have been fully refurbished to a Grade A standard. There is 2,052 sq ft of storage space also available, if required.







BY ROAD

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

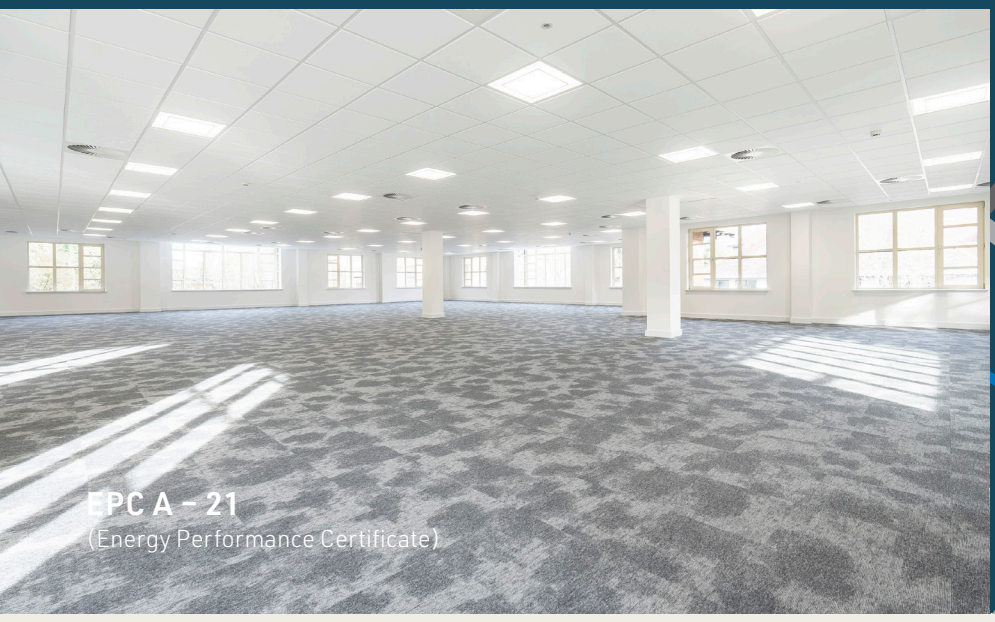
BY RAIL

EPSOM	8 MINUTES
WIMBLEDON	28 MINUTES
CLAPHAM JUNCTION	35 MINUTES
LONDON WATERLOO	45 MINUTES
LONDON VICTORIA	52 MINUTES

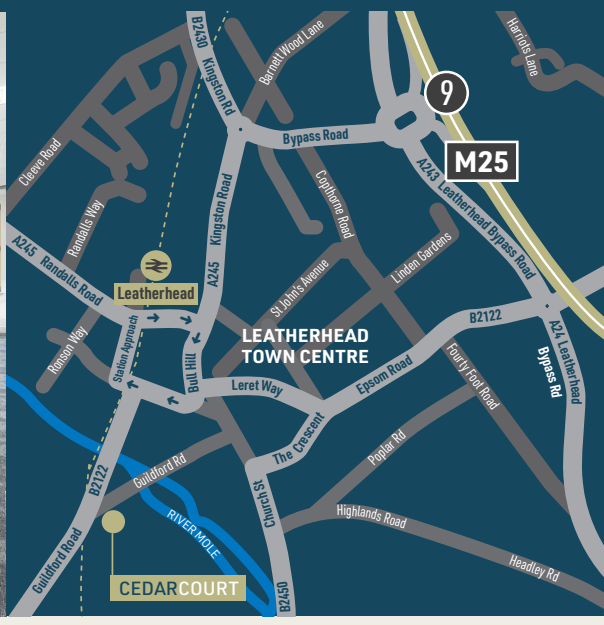
LOCATION

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 new leases direct from the Landlord. Terms on application.

For further information or to arrange a viewing contact sole agents

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