

TO LET

Michael
Rogers
SELF CONTAINED OFFICES
WITH PARKING
1,194 Sq.Ft. (111 Sq.m)
TO LET
01732 230700
www.michaelrogers.co.uk

128A

128A KINGSTON ROAD, LEATHERHEAD KT22 7PU

To Let Self Contained Office Building

1,194 sq ft / 111 sq m

Michael
Rogers

01737 230 700
michaelrogers.co.uk

128A Kingston Road, Leatherhead KT22 7PU

Self Contained Office Building To Let 1,194 sq ft / 111 sq m

VIEWING – 01737 230700 David Smith

t : 01737 230739

m : 07801 700656

e : david.smith@michaelrogers.co.uk



QUOTING RENT | £32,000 per annum exclusive

Location

The premises are located off Kingston Road a short distance from Leatherhead town centre and mainline railway station. The property benefits from good road links with access to the M25 being available via Junction 9. Gatwick Airport is approximately 20 miles from the property and Heathrow Airport is approximately 25 miles.

Description

The property comprises of a self contained, two storey office building arranged over ground and first floor.



Accommodation

Ground Floor	606 sq ft / 56.3 sq m
First Floor	<u>588 sq ft / 54.6 sq m</u>
Total	1,194 sq ft / 111 sq m

Amenities

- Excellent transport links
- Self contained
- Good parking
- Gas fired central heating
- LED lighting
- Kitchenette
- Air conditioning



Lease Terms

Available on a new full repairing and insuring lease.

Service Charge

On application

VAT

The building is subject to VAT.

EPC

The building has an Energy Performance Certificate of D - 85

Legal Costs

Each party to be responsible for their own legal costs.



Business Rates

Rateable Value £23,250 from 1st April 2026



Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

January 2026



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS