

# TO LET

**128A KINGSTON ROAD, LEATHERHEAD KT22 7PU**

**To Let Self Contained Office Building**

**1,194 sq ft / 111 sq m**

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# 128A Kingston Road, Leatherhead KT22 7PU

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

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Michael  
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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 1<sup>st</sup> April 2026



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