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TO LET

INDUSTRIAL AND WAREHOUSE – 9,290 SQ FT (863.04 SQ M)

Unit 1, Leatherhead Trade Park, Station Road, Leatherhead, Surrey, KT22 7AG

DESCRIPTION

A prominent trade counter unit, due to be extensively refurbished. Leatherhead Trade Park comprises a modern multi-let trade estate of 8 units, totalling approximately 46,184 sq ft (GIA) on a c 2.64 acre secure site. There is generous on-site parking within the self-contained site. Minimum of one roller shutter door per unit, with a minimum eaves height of c 6m across the estate.

LOCATION

Leatherhead is an affluent commuter town located within Surrey and is situated adjacent to the M25 Motorway, providing access to Central London within one hour drive. Leatherhead Trade Park is located 0.2 miles west of the town centre, located in the town's premier commercial location.

The property benefits from excellent road connectivity, being served by the A245 which provides direct access to Junction 9 of the M25 Motorway which services the rest of the UK motorway network.

Heathrow Airport is located 23 miles to the north and Gatwick Airport 20 miles to the south. Leatherhead Station provides regular services to London Waterloo in 45 minutes, providing easy access to Central London.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	9,290	863.04

AMENITIES / OPPORTUNITY

- Under refurbishment
- Prominent trade counter unit
- Short distance to Leatherhead station and town centre

RENT

On application.

RATES

The Rateable Value of the property is £129,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.









VIEWINGS – 020 8662 2700

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