

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK



TO LET

OFFICE – 4,000 - 7,820 SQ FT (371.6 - 726.50 SQ M)

Olympus House, Cleeve Road, Leatherhead, Surrey, KT22 7SA

DESCRIPTION

The property is a modern, 3 storey building with cladding and glazed elevations and surface parking on an established business park.

The available space is the whole of the second floor which provides good quality offices and can be split to suit requirements from 4,000 sq ft. The space benefits from the previous tenants fit out which includes: meeting rooms, private offices, Kitchen/break out, data cabling and comms room. This can be retained and save a substantial cost or reinstated back to open plan.

LOCATION

Leatherhead is appx 20 miles SW of central London, the M25 J9 is appx. 1 mile and the A3, 4 miles.

The mainline station provides direct services to Waterloo and Victoria appx travel time 50 mins.

The property is situated on a business park appx 15 mins walk to the station and 20 mins to the town centre with all its amenities including: The Swan Shopping centre, restaurants, bars, coffee shops, Gyms, Travelodge.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Offices	4,000 - 7,820	371.6 – 726.50



AMENITIES

- VRV Air Conditioning
- Raised floors
- Suspended ceilings
- Lift
- Male and Female WCs
- 25 car spaces

RENT

Upon application.

TERMS

The property is available to let on a new lease. Flexible terms and inclusive rents can be agreed.

RATES

The April 2026 Rateable Value is £144,000. Interested parties should make their own enquiries of The Council.

VAT

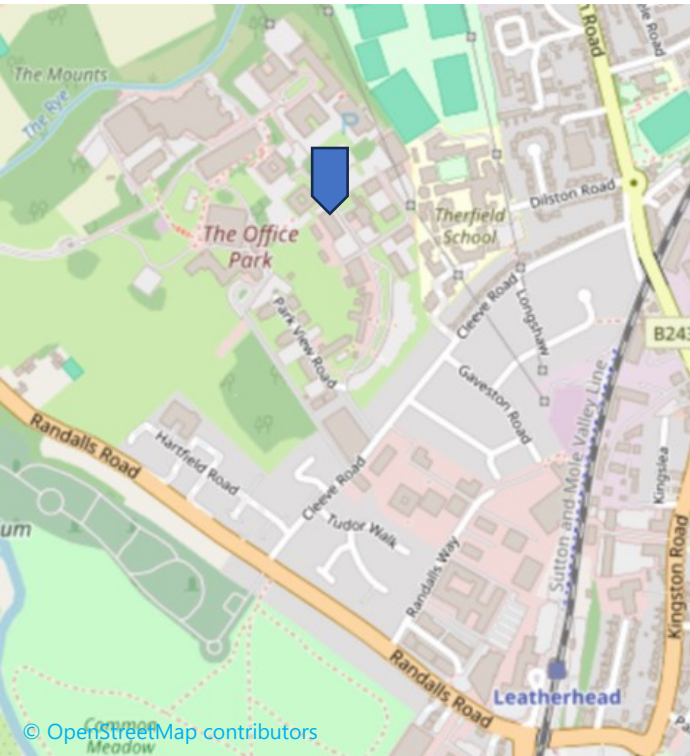
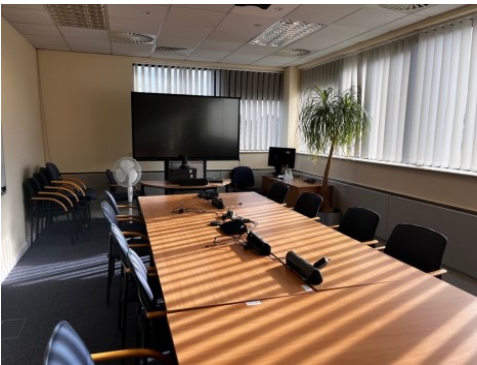
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



VIEWINGS – 020 8662 2700

Mark Skelton
Brad Williams
Nick Reeve

t: 07885 743202
t: 07738 890302
t: 01252 710822

e: mskelton@shw.co.uk
e: bwilliams@shw.co.uk
e: nreeve@curchodandco.com



MAKING
PROPERTY
WORK

SHW.CO.UK