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TO LET

TRADE COUNTER / WAREHOUSE – 11,587 SQ FT (1,076.43 SQ M)

Unit B Imperial Park, Randalls Way, Leatherhead, KT22 7TA

DESCRIPTION

The unit is of steel frame construction with ground floor trade counter and ancillary offices together with shower, WCs and kitchen facility. In addition there is separate access to first floor offices. The unit has a panelled loading door and clear warehouse with internal height of 6.5M to underside of haunch rising to 7.5M at the ridge. The unit has 27 car parking spaces.

LOCATION

Imperial Park on Randalls Way is a short walk from Leatherhead railway station, offering a fast and frequent service to London Waterloo and Victoria with a journey time of just over 45 minutes. There is easy access to Junction 9 of the M25 providing connection to the national motorway network, with Heathrow Airport 25 miles and Gatwick Airport only 21 miles away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	10,401	966.25
1 st Floor	1,186	110.18
TOTAL	11,587	1,076.43

**AMENITIES**

- Close proximity to J9 M25
- Close to Leatherhead Town Centre
- 27 on-car site parking spaces
- Adjacent to Howdens
- Trade Counter

RENT

On application

TERMS

The unit is available by way of a lease assignment or a new lease direct from the landlord on terms to be agreed. The current lease expires in April 2033 and there is a rent review in April 2028.

RATES PAYABLE

£8.46 per sq ft. Interested parties should make their own enquiries with the local authority.

SERVICE CHARGE / ESTATE CHARGE

To be confirmed.

RATEABLE VALUE

£200,000.

LEGAL FEES

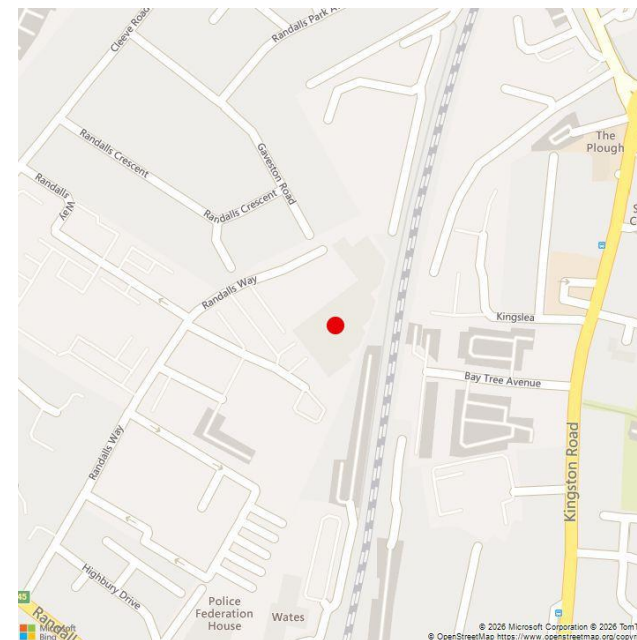
Each party to bear their own costs.

VAT

Applicable.

EPC

This property has an EPC rating of B.

**VIEWINGS – 020 8662 2700**

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