Office
TO LET

CURCHOD&CO



Olympus House

Cleeve Road, Leatherhead, KT22 7SA

Second floor office accommodation

4,000 to 7,820 sq ft

(371.61 to 726.50 sq m)

- 25 car spaces
- VRV air conditioning
- Raised floors
- Suspended ceilings
- Lift
- Male & Female WC's
- 3 x shared accessible car spaces

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Summary

Available Size	4,000 to 7,820 sq ft
Rates Payable	£83,538 per annum
Rateable Value	£153,000
EPC Rating	D (84)

Description

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

The available space comprises the whole of the second floor which provides good quality office accommodation which is capable of being split to suit requirements from 4,000 sq ft. The office 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 resulting in a substantial cost saving for the incoming tenant. Alternatively the floor can be reinstated back to open plan accommodation.

Location

Leatherhead is approximately 20 miles south west of central London, the M25 J9 is approximately 1 mile and the A3 4 miles.

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

The property is situated on a business park approximately 15 minutes walk to the station and 20 minutes to the town centre with all its amenities including The Swan Shopping Centre, restaurants, bars, coffee shops, gyms and Travelodge.

Terms

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

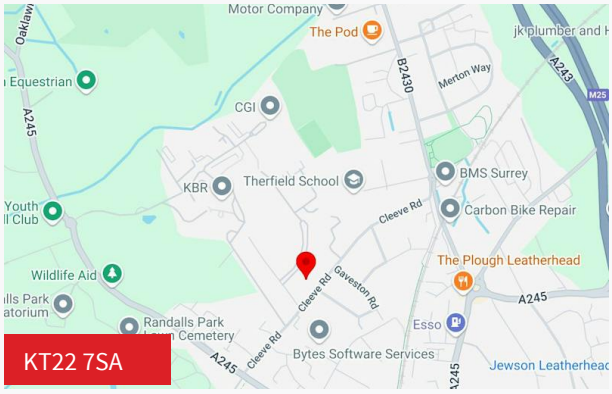
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.







Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/11/2026









