

## THE SQUARE LEATHERHEAD

6,094 sq ft / 566 sq m



### ADDRESS

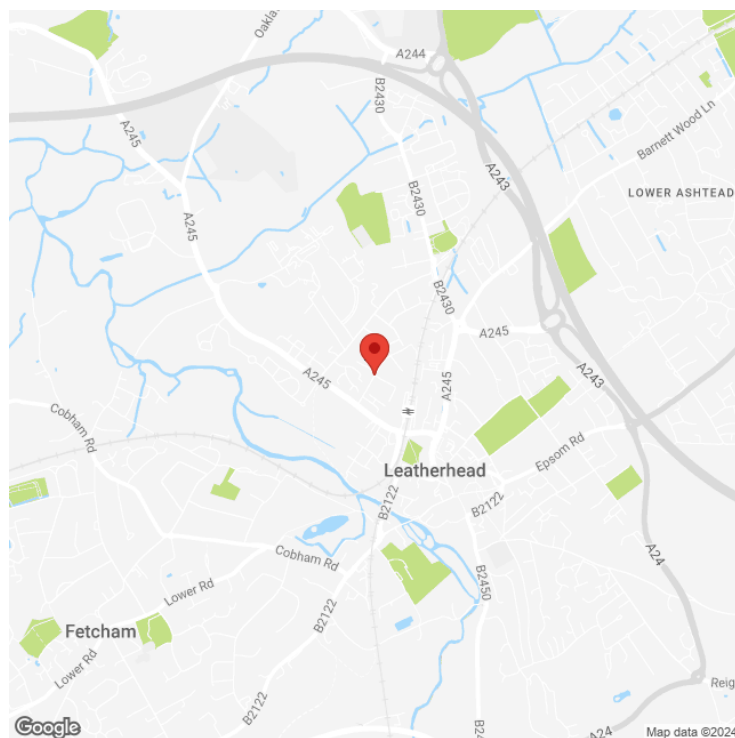
Q4 The Square  
Part 1st Floor  
Randalls Way  
Leatherhead  
KT22 7RY

### DESCRIPTION

**Part First Floor Offices To Let.** The Square is a new office scheme in Leatherhead of four self-contained buildings. The specification is high, offering Grade A new space.

Q4 The Square is a short walk (circa five minutes) 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 the M25 at Junction 9 providing connection to the national motorway network, with Heathrow Airport 25 miles and Gatwick Airport only 21 miles away.

Dated: 21/11/2024



## SPECIFICATION

- BREEAM Very Good / EPC 'A'
- Stunning Grade A Headquarter office building overlooking a central amenity square
- Large efficient floor plate with VRF air-conditioning, full access raised floors, metal ceilings and LED lighting
- Prominent feature entrance and reception area
- High quality WCs and shower
- Generous car parking – 29 spaces
- Cycle parking

<b>Tenure</b>	Leasehold
<b>Rent</b>	£31.50 per sq ft per annum exclusive
<b>Service Charge</b>	£3.57 per sq ft
<b>Rates</b>	Estimated circa £13.30 per sq ft payable
<b>Size</b>	6,094 sq ft / 566 sq m

## CONTACT

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