

## 1ST FLOOR CEDAR COURT LEATHERHEAD

10,720 sq ft



### ADDRESS

Cedar Court  
Guildford Road  
Leatherhead  
KT22 9RX

### DESCRIPTION

**Prominent, modern air-conditioned office building with excellent on-site parking ratio**

Refurbished Town Centre Offices with car parking Cedar Court is a prominent, refurbished modern air-conditioned office building in Leatherhead town centre benefitting from an excellent on site car parking ratio. Leatherhead railway station is within a short walk providing a frequent train service to several London stations and surrounding towns. Junction 9 of the M25 is less than a mile from the property giving access to the national motorway network.

The first floor totalling 10,720 sq ft has been refurbished, a further 2,052 sq ft of storage can be made available if required. The space can be split to satisfy requirements from circa 2,700 sq ft.  
Dated: 29/03/2025



## SPECIFICATION

Air-conditioning

Full access raised floors

New carpet

New suspended ceiling with recessed LED lighting

Refurbished double height reception

New WCs

New shower facilities

On-site car parking ratio 1:245 sq ft

Electric vehicle charging points

**Tenure** Available by way of a new lease direct from the Landlord for a term to be agreed

**Rent** Quoting rent £27.50 per sq ft

**Service Charge** £10.92 per sq ft

**Rates** Rates payable £10.25 per sq ft.

**Size** 10,720 sq ft

## CONTACT

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Dated: 29/03/2025

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