



# **UNDER OFFER 19-21 THE CRESCENT LEATHERHEAD**

# 1,972 s qft



#### **ADDRESS**

19-21 The Crescent Leatherhead KT22 8DY

### **DESCRIPTION**

## Quality ground floor offices.

Leatherhead is one of Surrey's premier business locations. This historic market town benefits from its close proximity to the M25 at Junction 9, approximately one mile from the property. Leatherhead railway station is an approximately 10 minute walk providing regular services to London, Clapham Junction, Wimbledon, Epsom & Guildford.

19-21 The Crescent comprises a modern self-contained two-storey building with brick elevations under a pitched tiled roof. The ground floor suite which totals 1,972 sq ft has been subject to a comprehensive upgrade and is predominantly open plan with 7 on-site car parking spaces.

Dated: 22/11/2024









## **SPECIFICATION**

Air-conditioning

Suspended ceilings with recessed LED lighting

Underfloor trunking

Fully carpeted

Upgraded WC facilities

Double glazing

7 on-site car parking spaces

**Tenure** The premises are available on a

new flexible leasehold basis for

a term to be agreed

**Rent** £27.50 per sq ft

**Service Charge** £4.50 per sq ft payable

Rates payable circa £10.18 per

sq ft

**Size** 1,972 s qft

## **CONTACT**

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Dated: 22/11/2024