

NEWLY REFURBISHED SELF-CONTAINED TOWN CENTRE OFFICES

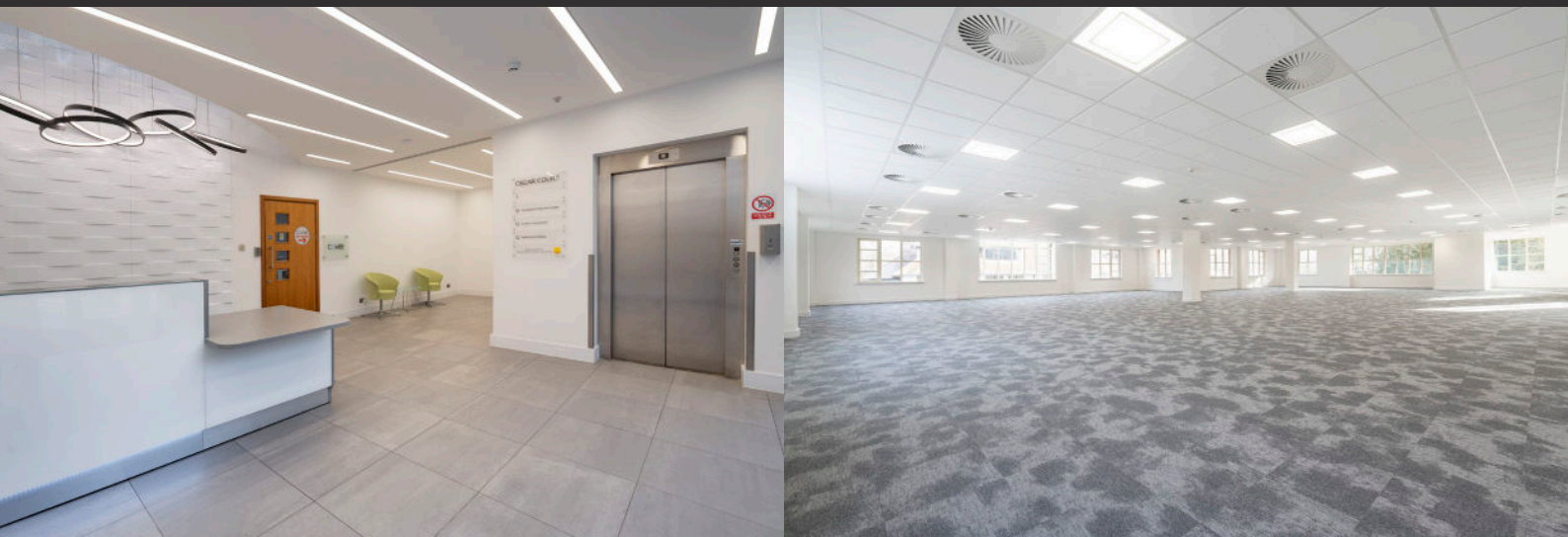
CEDARCOURT

GUILDFORD ROAD, LEATHERHEAD, KT22 9RX

TO LET
FIRST FLOOR
10,720 SQ FT
(995.9 SQ M)

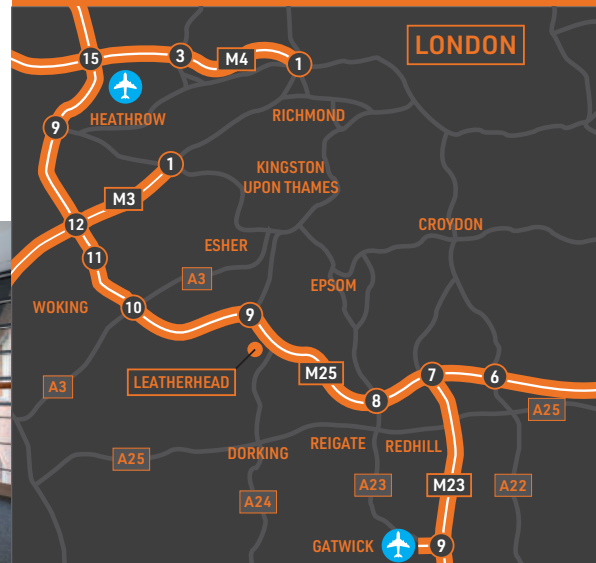


- NEW AIR CONDITIONING
- FULL ACCESS RAISED FLOOR
- NEW SUSPENDED CEILING AND LIGHTING
- REFURBISHED DOUBLE HEIGHT RECEPTION
- NEW SHOWER FACILITIES
- NEW CARPETS
- ON SITE CAR PARKING RATIO 1:245 SQ FT
- ELECTRIC VEHICLE CHARGING POINTS



CEDAR COURT IS A PROMINENT, MODERN, AIR CONDITIONED, OFFICE BUILDING IN LEATHERHEAD TOWN CENTRE. THERE IS AN EXCELLENT CAR PARKING PROVISION AND THE LOCAL AMENITIES AND RAILWAY STATION ARE WITHIN A SHORT WALK.

THE FIRST FLOOR OF 10,720 SQ. FT. HAS BEEN FULLY REFURBISHED TO A GRADE A STANDARD. THERE IS 2,052 SQ. FT OF STORAGE AVAILABLE IF REQUIRED.



BY ROAD



EPSOM	4 MILES
REDHILL	12 MILES
GUILDFORD	13 MILES
GATWICK AIRPORT	18 MILES
LONDON	22 MILES

BY RAIL



EPSOM	8 MINUTES
WIMBLEDON	28 MINUTES
CLAPHAM JUNCTION	35 MINUTES
LONDON WATERLOO	48 MINUTES
LONDON VICTORIA	52 MINUTES

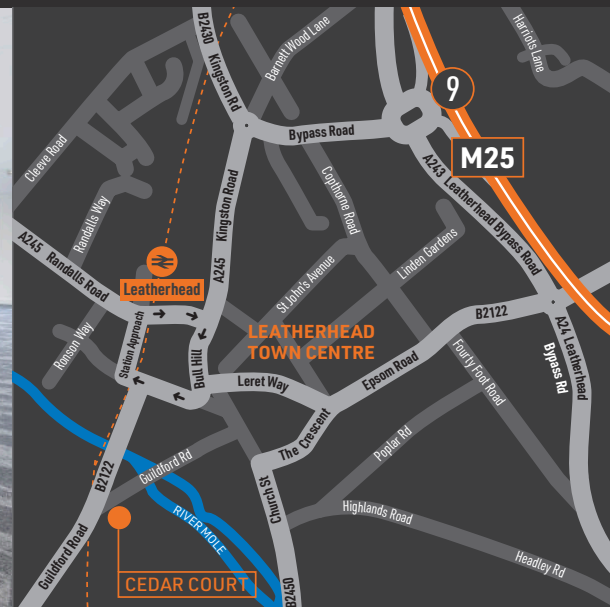
LOCATION

Junction 9 of the M25 is less than a mile providing easy access to the national motorway network together with Heathrow and Gatwick Airports.

SAT NAV: KT22 9RX



EPC A - 21
(Energy Performance Certificate)



The premises are available by way of a new lease direct from the Landlord. Terms on application.

For further information
or to arrange a viewing
contact sole agents



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