

TO LET



19-21 The Crescent, Leatherhead, Surrey KT22 8DY
QUALITY FIRST FLOOR OFFICES TO LET
1,956 sq. ft. 8 On-Site Parking Spaces

Michael 
Rogers 

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Quality First Floor Offices To Let

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QUOTING RENT | £27.50 per sq. ft.

<p>LOCATION</p> <p>Leatherhead is one of Surrey's premier business locations, being approximately 20 miles southwest of Central London, and 16 miles from Guildford. This historic market town benefits considerably from its close proximity to the M25 at Junction 9, approximately one mile from the property.</p> <p>Leatherhead railway station is approximately 10 minutes' walk and has regular services to London, Clapham Junction, Wimbledon, Epsom and Guildford. Adjacent to the property, Leatherhead town centre offers a range of shopping and restaurant amenities.</p> <p>DESCRIPTION</p> <p>19-21 The Crescent, is a modern self-contained, two storey building with brick elevations under a pitched tiled roof. The available first floor accommodation totals 1,956 sq. ft. (181.72 sq. m.) and has been subject to a comprehensive upgrade and is predominantly open plan. The space has the benefit of being fitted out to a high standard to provide a boardroom to seat 8, a small meeting room / private office, server room and kitchenette / break out area. The specification includes:</p> <ul style="list-style-type: none">▪ Air conditioning▪ Suspended ceilings with recessed LED lighting▪ Underfloor trunking▪ Fully carpeted▪ Upgraded WC facilities▪ Double glazing▪ 8 on-site car spaces▪ To be redecorated	<p>TERMS</p> <p>The premises are available on a new flexible leasehold basis for a term to be agreed.</p> <p>SERVICE CHARGE</p> <p>Circa £5.37 per sq. ft.</p> <p>RATES</p> <p>Rates payable circa £10.20 per sq ft.</p> <p>ENERGY PERFORMANCE CERTIFICATE (EPC)</p> <p>Rating E - 124</p> <p>ANTI MONEY LAUNDERING</p> <p>Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.</p>
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