

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

A photograph of a large, two-story brick office building with a prominent glass entrance and multiple windows. The building is set in a landscaped area with trees and a paved parking lot in the foreground.

**FOR SALE/
TO LET**

**SELF-CONTAINED OFFICE/BUSINESS PREMISES SHELL AND CORE READY FOR FIT
OUT – 10,600 SQ FT (984.74 SQ M) 0.77 ACRES**

**May suit a number of uses Offices, Medical, Gym or Redevelopment NOT RESIDENTIAL stp
Care House, Randalls Way, Leatherhead, Surrey, KT22 7TW**

DESCRIPTION

The property is a modern self contained 2 storey office with large car park / yard on a site of around 0.77 acres.

The building has been stripped out to provide shell and core space ready for fitting out. It is very adaptable and could be suitable for a number of business uses within class E including Medical, Gym, Office, Industrial and others uses subject to planning EG Educational, Worship.

Alternatively it could be redeveloped for business use EG industrial subject to planning.

IT CAN NOT BE RESIDENTIAL.

LOCATION

Leatherhead is appx 20 miles SW of central London on the M25 (J9) appx 1.5 miles.

The A3 is 4.5 miles.

The property is situated on Randalls Way business park which has a mix of offices, industrial and residential properties, the adjoining building is a children's nursery.

The station is 0.4miles and provides services direct to Waterloo and Victoria and Dorking and Guildford.

The town centre is 0.7 miles which has a good level of amenities, The Swan Shopping centre, numerous coffee shops pubs and restaurants, Travelodge, Gyms.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground	5,462	507.42
First	5,138	477.32
TOTAL	10,600	984.74

AMENITIES

- Large car park/yard 44 cars
- Flexible space
- Shell and core
- 3 phase
- 0.77 acres potential for redevelopment stp
- Ground floor height 3.5m

PRICE/RENT

On application.

RATES

We recommend that interested parties make their own enquiries with the Local Authority.

VAT

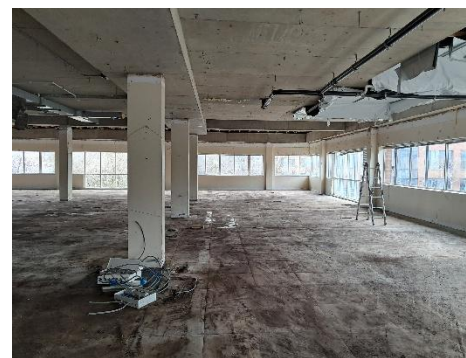
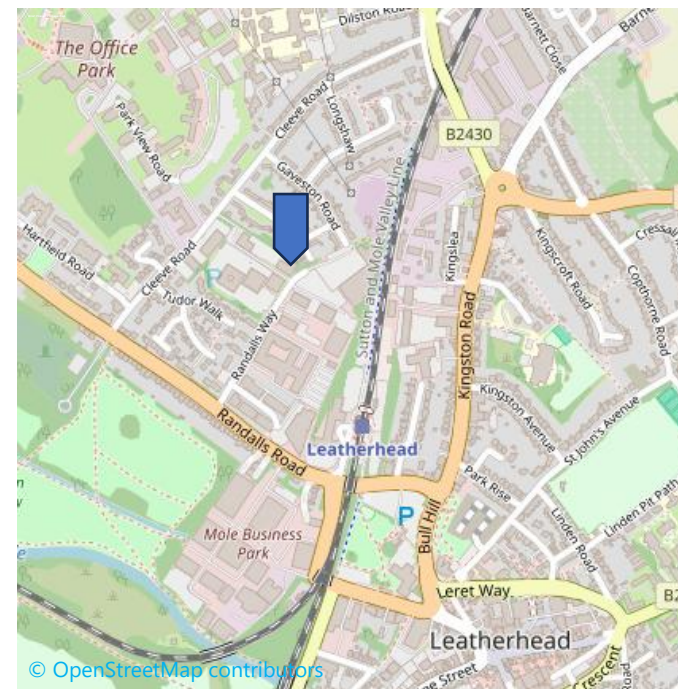
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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