



High quality hotel & conference facility with extensive parking, equally well suited for owner occupation / operation as a corporate HQ or for medical, education or religious uses.



**FREEHOLD AVAILABLE WITH VACANT POSSESSION AT A GUIDE PRICE OF £9M, REPRESENTING £99 PER SQ FT (£1,066 PER SQ M) ON THE TOTAL GROSS INTERNAL AREA OF 91,240 SQ FT (8,476 SQ M).**

## SUMMARY

### **CURRENT FACILITY:**

Hotel, restaurant, bar, health & fitness suite, conferencing and offices with 110 car spaces.

### **ALTERNATIVE USES:**

Ready scope for conversion as a corporate HQ or for medical, educational or religious uses.

### **CONDITION:**

Built in 2004 to a high specification and well maintained.

### **PRIME LOCATION:**

Situated in Leatherhead, a well-established commercial hub, with major corporations ExxonMobil, KBR, Hyundai Motor UK and Wates nearby.

### **EXCELLENT CONNECTIVITY:**

Close to Junction 9 of the M25, with easy access to central London, Gatwick, and Heathrow, plus a short walk to Leatherhead train station.

### **PRICING:**

Freehold with vacant possession available at a guide price of £9m (£99 per sq ft / £1,066 per sq m) on the total gross internal area of 91,240 sq ft (8,476 sq m).



View of building and Leatherhead surrounds



Restaurant and lounge



Conference room



Architectural gangway

# BUILDING OVERVIEW

**FEDERATION HOUSE IS AN ATTRACTIVE HIGH GRADE BUILDING OVER 4 FLOORS ON A SECURE SELF-CONTAINED SITE OF CIRCA 1.64 ACRES (0.66 HA)**

Currently arranged as follows:



**BEDROOMS:**

55 recently refurbished air-conditioned en-suite letting rooms over ground, 1st and 2nd floors.



**CONFERENCING / EVENTS:**

9 conference rooms totalling 9,235 sq ft, 5 of which can be connected to accommodate large events on ground level.



**OFFICES:**

Offices of 15,500 sq ft at 1st floor level.



**FOOD AND BEVERAGE:**

Café / restaurant and bar on the ground floor with glass atrium and terrace.



**GYM:**

Equipped gym with pool, changing facilities and ancillary space at basement level.



**PARKING:**

70 indoor spaces at basement level, including 8 electric vehicle charging points and 4 disabled spaces. There are a further 40 outdoor car parking spaces.



## GROSS INTERNAL FLOOR AREAS

FLOOR	SQ FT	SQ M
Second	9,890	919
First	26,400	2,453
Ground	29,000	2,694
Basement	25,950	2,410
<b>Total</b>	<b>91,240</b>	<b>8,476</b>

Approximate areas include corridor, lobbies and internal car parking.

Typical hotel room



## EXISTING USE POTENTIAL

- Currently benefitting from 55 spacious air-conditioned ensuite letting bedrooms well supported by a restaurant bar, conference rooms and a health and fitness suite.
- Well positioned in the middle of the competitive set and benefitting from excellent customer reviews.
- Very significant upside potential to a dedicated hotel operator in terms of potential occupancy and ADR levels.
- Potential to increase the number of letting bedrooms to 100, subject to detailed design, by converting easily adaptable office space centred around the high quality and well invested existing facilities.



## ALTERNATIVE USES

Due to its flexible design, the building is well suited for adaptation to a wide range of uses by owner occupiers or operators.

The majority of the non-hotel accommodation on the ground and first floor, together with the basement parking has minimal internal structure and can be readily repurposed.

In addition to hotel and conference users, it is anticipated the building will be of interest to the following users, subject to planning consent:

- Corporate HQ or Residential Training Centre
- Medical as a care/nursing home, private hospital or specialist medical facility
- Education for adult learning, special needs or boarding
- Religious retreat or headquarters



Office workstations



Basement parking



Gym



# LOCATION

Located on Highbury Drive in Leatherhead, Surrey. Strategically positioned, it offers excellent connectivity and accessibility for businesses and visitors alike.

### IMMEDIATE LOCATION:

A short walk to the town centre offers a wide variety of retail and food & beverages.



### RAIL LINKS:

Leatherhead Station (5 mins walk) provides access to:



### ROAD LINKS:





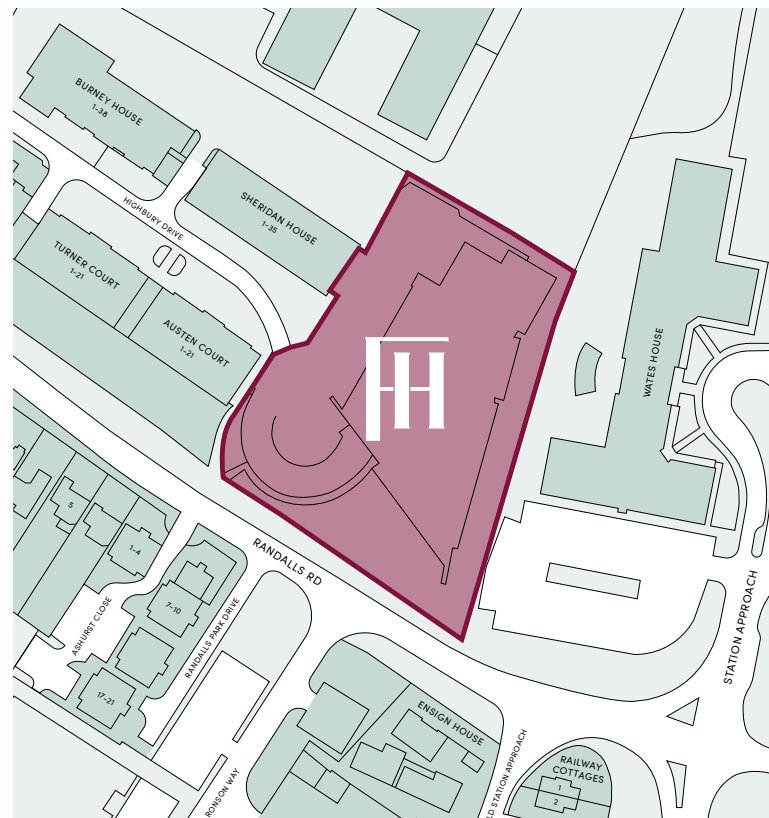
Lounge



Conference room

## TENURE

The building is available freehold with vacant possession or as an operational hotel and conference facility.



## EPC

The building has an EPC 'B' (40).  
The rating is valid until 2034.

## GUIDE PRICE

The guide price for the  
freehold interest is £9,000,000  
+ VAT subject to contract.



## FOR FURTHER DETAIL AND ACCESS TO THE DATA ROOM CONTACT:

CLUTTONS

E i A  
REAL ESTATE ADVISORY

**TOM WOODFIELD**

tom.woodfield@cluttons.com

07816 351235

**RALPH PEARSON**

ralph.pearson@cluttons.com

07894 608020

**GAVIN BRENT**

gavin.brent@eia-re.co.uk

07920 812019

Misrepresentation Act 1967: Cluttons for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contact. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Cluttons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. March 2025