

**TO LET**      **From £25,000 Plus VAT Per Annum**

Unit 1141B, The Axis Centre, Cleeve Road, Leatherhead,  
Surrey, KT22 7RD



- Modern Business Unit
- Circa 1,200 sq ft to 4,975 sq ft Available
- Available As Part Or As A Whole
- Flexible Terms
- Can Be Split to Occupiers Requirements
- Popular Commercial Location
- Good On-Site Parking
- Suitable For a Variety of Uses (STP)

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[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



**Commercial  
List**



## LOCATION

The property is located on the popular Axis Centre, which is accessed off Cleeve Road. The wider area is of mixed use, comprising a variety of residential, commercial units and offices. The property benefits from excellent transport links, with Junction 9 of the M25 and Leatherhead Train Station close by.

Leatherhead is a town in Surrey located approximately 23 miles south west of London, 26 miles north of Crawley and 39 miles east of Reading.

## DESCRIPTION

This modern business unit is arranged over two floors and comprises office, warehouse, and storage accommodation in a variety of different configurations. The property offers a rare opportunity for occupiers seeking flexible operational space with the ability to accommodate a range of occupational requirements. The landlord is able to accommodate requirements from approximately 1,200 sq ft upwards, including occupiers seeking around one-third, half or the entirety of the building and the property benefits from the following features;

- Excellent on-site parking
- Modern office accommodation
- Warehouse/loading facilities including roller shutter access
- Air conditioning
- Meeting rooms
- Shared Welfare Facilities
- Fast access to Junction 9 of the M25 and Leatherhead station
- Three-phase power

The property would suit a range of occupiers including e-commerce businesses, trade operators, distribution & fulfilment businesses, professional services firms, light industrial users, distribution businesses and growing SMEs, subject to the necessary planning consents.

## ACCOMMODATION

We have been informed that there is accommodation available from approximately 111.48 sq m (1,200 sq ft) to 462.19 sq m (4,975 sq ft).

Please note that the property can be split to meet prospective tenants' requirements or can be taken as a whole.

## SERVICES

We understand that mains gas, electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective tenants must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: tbc

Interested parties should make their own enquiries as to the amount of rates payable.

## TERMS

The accommodation is available TO LET on a flexible lease or licence for a term to be negotiated at an asking rent from £25,000 plus VAT.

## EPC

Energy rating - C

## VAT

We understand that VAT is payable on the rent.

## LEGAL COSTS

Each party to pay their own legal costs incurred.

## VIEWING

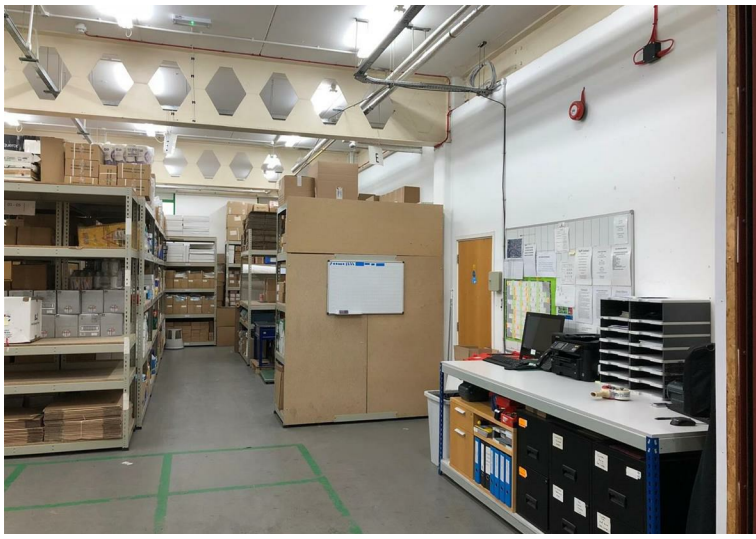
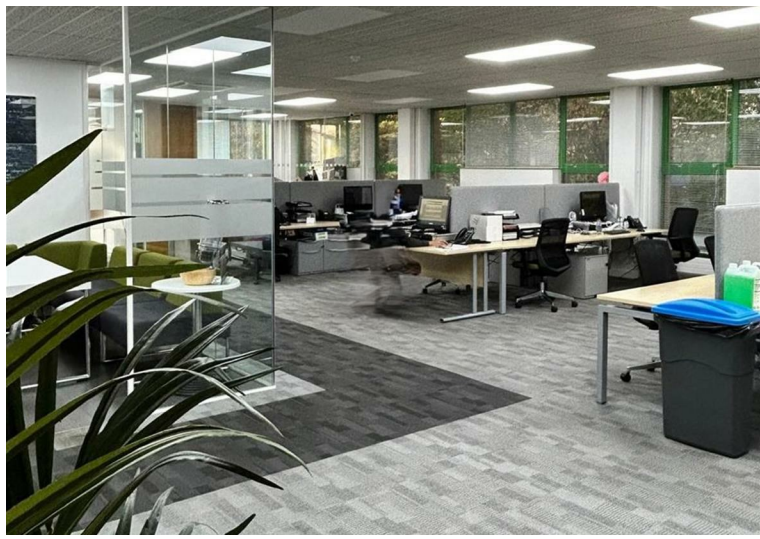
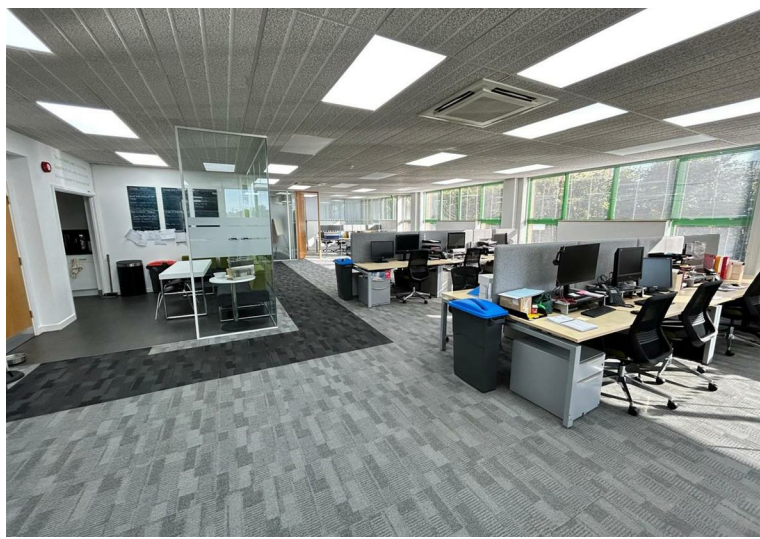
For an appointment to view or further information, please contact;

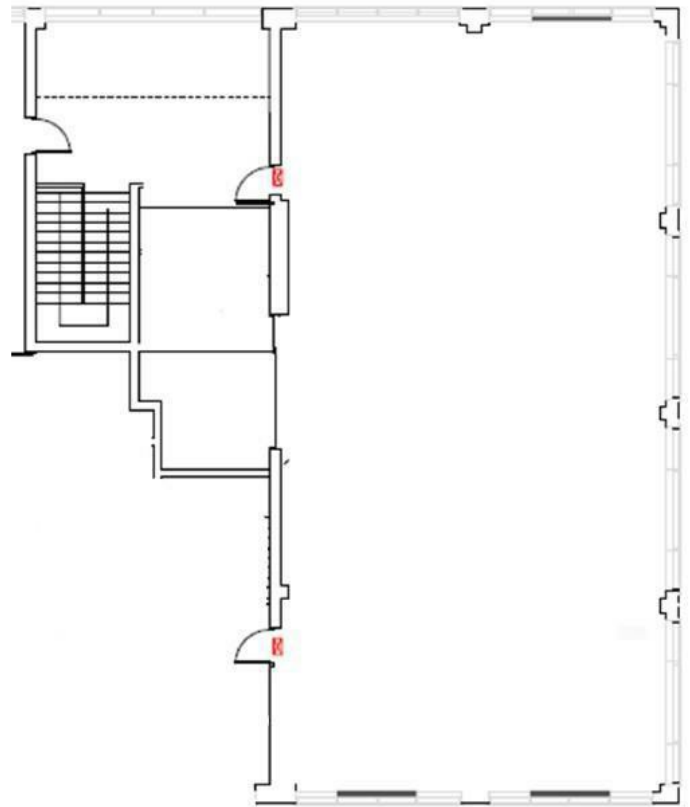
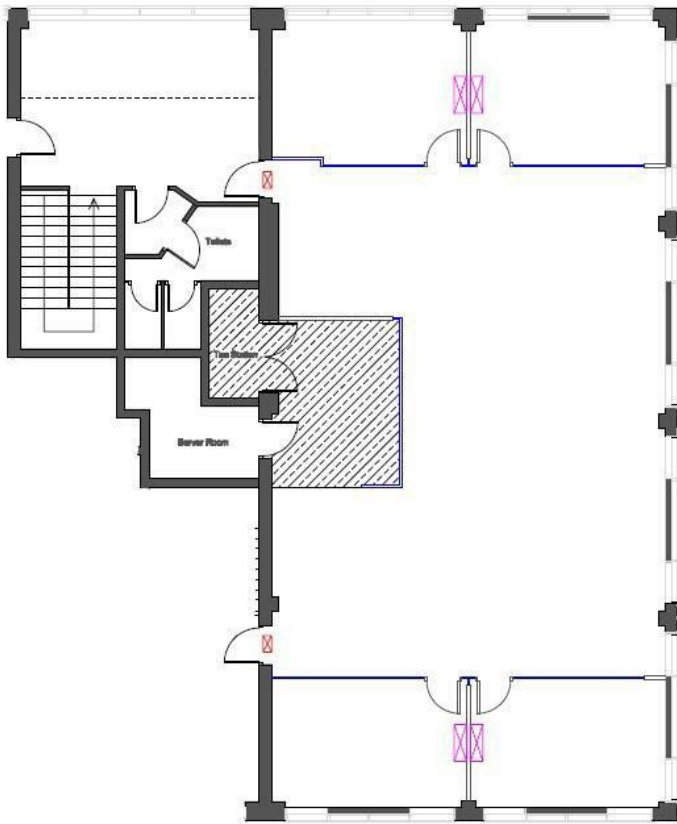
Commercial List

e: [enquiries@commerciallist.co.uk](mailto:enquiries@commerciallist.co.uk) t: 0115 784 3525

## AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.