

# TO LET

Self Contained Office Suite



## Leatherhead - Office

1,000 to 2,888 sq ft (92.90 to 268.30 sq m) NIA

1979 • 2019 **40** YEARS

2nd Floor Connect House, Kingston Road, Leatherhead, KT22 7LT

For viewing and further information contact:



**Nic Pocknall**

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### Key Benefits

- Economical space
- Generous Parking
- Open plan office space
- Flexible terms



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**RICS**

# 2nd Floor Connect House, Kingston Road, Leatherhead, KT22 7LT

## Location

Connect House is located on Kingston Road, approx. 1 mile from Leatherhead Town Centre, which provides a number of local amenities.

J9 of the M25 is within two minutes drive and Leatherhead Station is approximately a 10 minute walk away providing fast and frequent services to London Waterloo and Victoria.

## Accommodation

Approximate measurements on an NIA basis;

Name	Sq ft	Sq m	Availability
2nd	2,888	268.30	Available
<b>Total</b>	<b>2,888</b>	<b>268.30</b>	

## Specification

The 2nd floor suite offers open plan office accommodation with kitchen facilities both in the suite and in the common areas. There are WC and meeting room facilities in the common areas.

The car park to the front and rear of the building is offered on a first come first serve basis.

## Viewings

For more information and viewings please contact the sole agents Hurst Warne.

## Terms

The suite is available by way of a new lease / licence direct from the landlord.



## Summary

<b>Available Size</b>	1,000 to 2,888 sq ft
<b>Rent</b>	£14.50 per sq ft exclusive, per annum.
<b>Rates Payable</b>	£7.00 per sq ft
<b>Service Charge</b>	£8.50 per sq ft This includes heating, water, electricity and cleaning.
<b>EPC Rating</b>	D (82)

## Viewing & Further Information

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