

REFURBISHED TOWN CENTRE OFFICES

TO LET FIRST FLOOR 6,380 SQ FT (592.7 SQ M)

CEDAR COURT

CEDAR COURT,
GUILDFORD ROAD,
LEATHERHEAD
KT22 9RX

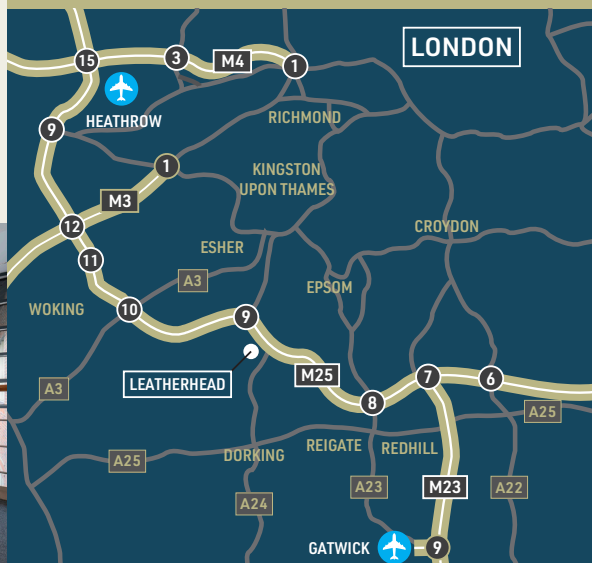


- NEW AIR CONDITIONING
- FULL ACCESS RAISED FLOOR
- NEW SUSPENDED CEILING WITH LED LIGHTING
- DOUBLE HEIGHT RECEPTION
- NEW SHOWER FACILITIES
- NEW CARPETS
- 30 CAR PARKING SPACES
- ELECTRIC VEHICLE CHARGING POINTS



CEDARCOURT IS A PROMINENT, MODERN, AIR CONDITIONED, OFFICE BUILDING IN LEATHERHEAD TOWN CENTRE. THERE IS AN EXCELLENT CAR PARKING PROVISION AND THE LOCAL AMENITIES AND RAILWAY STATION ARE WITHIN A SHORT WALK.

Following the letting to TWM Solicitors, 6,380 sq ft remains available on the first floor. The offices have been fully refurbished to a Grade A standard. There is 2,052 sq ft of storage space also available, if required.



BY ROAD



EPSOM	4 MILES
REDHILL	12 MILES
GUILDFORD	13 MILES
GATWICK AIRPORT	18 MILES
LONDON	22 MILES

BY RAIL



EPSOM	8 MINUTES
WIMBLEDON	28 MINUTES
CLAPHAM JUNCTION	35 MINUTES
LONDON WATERLOO	45 MINUTES
LONDON VICTORIA	52 MINUTES

LOCATION

Junction 9 of the M25 is less than a mile providing easy access to the national motorway network together with Heathrow and Gatwick Airports.

SAT NAV: KT22 9RX



EPC A - 21
(Energy Performance Certificate)



The premises are available by way of a new lease direct from the Landlord. Terms on application.

For further information or to arrange a viewing contact sole agents

Michael Rogers
01737 230 700
michaelrogers.co.uk

David Smith BSc (Hons) MRICS
dd: 01737 230739
m: 07801 700656
e: david.smith@michaelrogers.co.uk

DISCLAIMER: The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. July 2026