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**TO LET**

**OFFICE – 374 - 881 SQ FT (34.74 - 81.84 SQ M)**

**21 High Street, Leatherhead, Surrey, KT22 8AB**



**DESCRIPTION**

The property provides a self-contained office suite on first and second floors over retail with its own entrance direct from the High Street. The space is arranged as a number of rooms but capable of being open plan if required.

The accommodation could be let in floors or suites of rooms from 374 sq ft.

**LOCATION**

Leatherhead is approximately 18 miles south west of central London at junction 9 of the M25, providing good connections to the motorway network. The mainline station provides regular, direct services to Waterloo and Victoria, both approximately 45 minutes.

The property is in a prominent position in the High Street close to the entrance of the Swan Shopping Centre and all amenities including, restaurants, cafes, Nuffield Gym and Travelodge. The mainline station is approx. 10 mins walk.

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
2nd Floor	374	34.74
1st Floor	507	47.1
<b>TOTAL</b>	<b>881</b>	<b>81.84</b>

**AMENITIES**

- Gas central heating
- Male and Female WCs
- Kitchen

**RENT**

Rent on application.

**TENURE**

The property is available to let on flexible terms and for a period to be agreed.

**RATES**

To be separately assessed.

**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 E.



**VIEWINGS – 020 8662 2700**

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