

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

A photograph of a large, multi-story office building with a red brick base and white upper floors. The building features a prominent glass-enclosed upper level and a red-tiled roof with dormer windows. Several cars are parked in a paved area in front of the building under a clear blue sky.

TO LET

HIGH QUALITY FITTED OFFICES 3,400 – 13,466 SQ FT (315.87 – 1251.02 SQ M)

Grove House, Guildford Road, Leatherhead, Surrey, KT22 9DF

DESCRIPTION

The property is a high quality modern office building with large surface car park. It has recently been upgraded with installation of solar panels and EV chargers to obtain an EPC A.

The available space is the first and ground floor which can be split, from 3400 sq ft, they currently benefit from the previous tenants fit out and could provide a turn key opportunity or the landlord will reinstate to open plan.

LOCATION

Leatherhead is located appx. 20 miles south west of central London at junction 9 of the M25. The property is in a prominent position fronting Guildford Road within 500M of the High Street.

The mainline station is appx 0.5 miles and provides services direct to Waterloo and Victoria, appx. travel time 46 mins. The town centre has a good level of amenities including: Swan Shopping Centre, numerous cafes, restaurants, gyms, Travel Lodge, Leisure centre.

M25, J9 1.5 miles
A3, 6 miles

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
First Floor	6623	615.29
Ground Floor	6,843	635.73
Total	13,466	1,251.02

AMENITIES

- VRF air conditioning
- Shower
- Covered cycle storage
- Solar panels
- EV chargers
- Parking 1:275 sq ft
- Fully fitted or open plan
- Raised floors
- Metal tiled ceiling
- LED lighting

RENT

On application.

TERMS

The property is available to let on new equivalent FRI leases on terms to be agreed.

RATES

From the VO web site the Rateable Values from April 2026:
First floor £189,000
Ground Floor £210,000
Interested parties should check rates payable with the local Council.

VAT

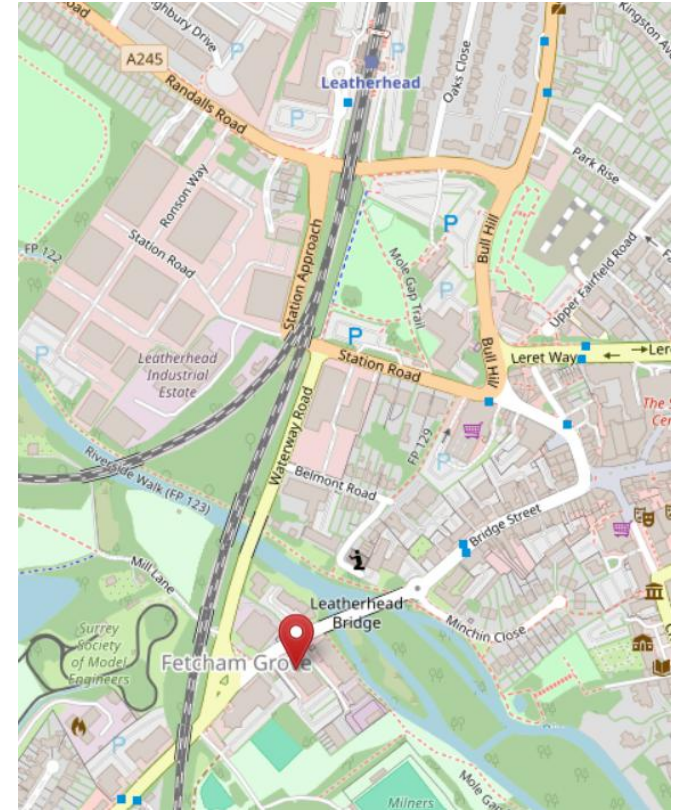
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of A.



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VIEWINGS – 020 8662 2700

Mark Skelton

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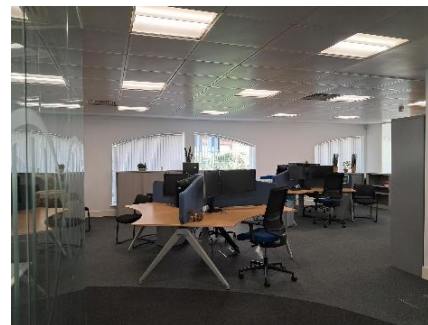
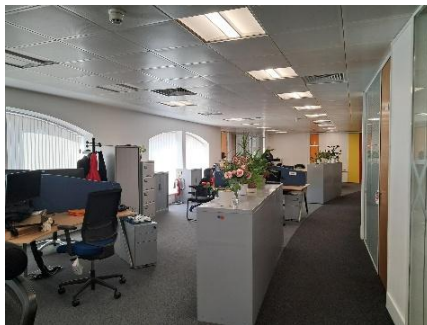
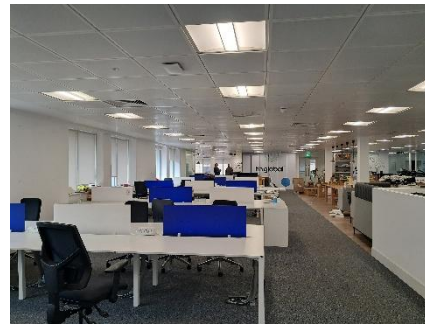
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