



**SHW**

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



**TO LET**

**HIGH QUALITY FITTED OFFICE 3,400 - 6,843 SQ FT (315.87 - 635.71 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 whole ground floor which can be split. It currently benefits from the previous tenants fit out and could provide a turn key opportunity or the landlord will reinstate to open plan.

The space could be split to provide from appx 3,400 sq ft.

**LOCATION**

Leatherhead is well located appx 20 miles south west of central London and 10 miles north of Guildford, at J9 of the M25.

The mainline station provides services direct to Waterloo and Victoria, appx. travel time 46 mins. The town centre has a good level of amenities: Swan Shopping Centre, numerous cafes, restaurants, gyms, Travel Lodge, Leisure centre. The property is in a prominent position fronting Guildford Road.

- Town Centre 500m
- M25 J9 1.5 miles
- A3 6 miles
- Station 0.5 miles
- Leisure Centre 500m

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	3,400 - 6,864	316 - 636

**AMENITIES**

- VRF air conditioning
- Fully fitted or open plan.
- Raised floors
- Metal tiled ceiling
- LED lighting
- Parking 25 spaces
- Shower
- Covered cycle storage
- Solar panels
- EV chargers

**RENT**

On application.

**TERMS**

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

**RATES**

From the VO web site the Rateable Value is £186,000. Interested parties should check rates payable with the local Council.

**VAT**

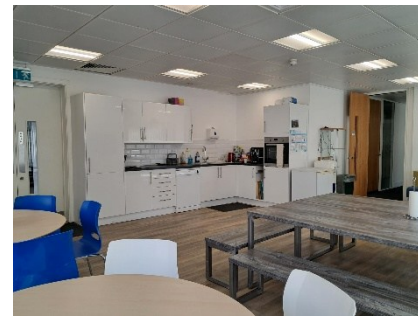
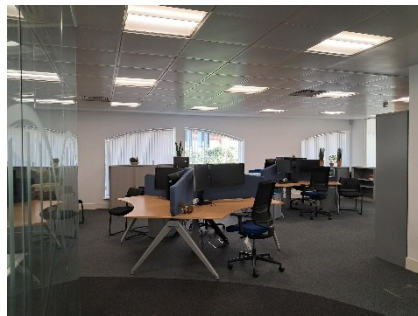
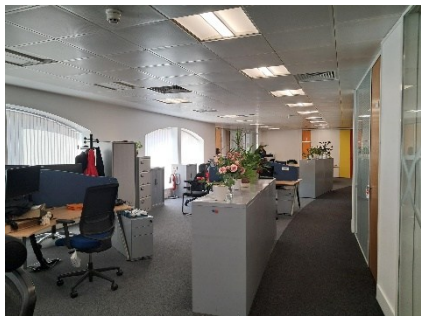
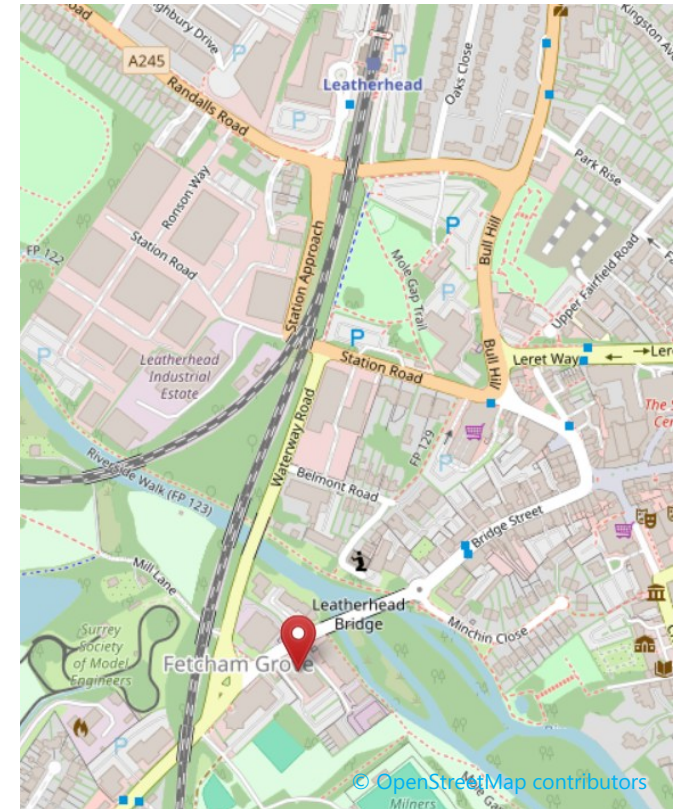
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of A.



**VIEWINGS – 020 8662 2700**

Mark Skelton

t: 07885 743202

e: mskelton@shw.co.uk

Tom Reed

t: 07867 232653

e: treed@shw.co.uk



SHW Property



SHW Property

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316