



OFFICES TO LET

**HE HUGGINS STUART
EDWARDS**

**1st & 2nd Floors, 3 Bridge Street, Leatherhead, KT22 8BL
FROM 330 SQFT (30.65 SQM) TO 1,487 SQ FT (138.14 SQM)**

1st & 2nd Floors, 3 Bridge Street,
Leatherhead, Surrey, KT22 8BL.

TO LET

From approx 330 sqft (30.65 sqm) to 1,487 sqft
(138.14 sqm)

DESCRIPTION

Prominently positioned in the heart of Leatherhead Town Centre with excellent access to local amenities and available to let either as individual offices, floor by floor, or to one occupier. The property benefits from electric heating, good natural light, kitchenette and W.C. facilities.

| | | |
|-----------------------------|-------------------|-------------------|
| 1 st Floor Front | 330 sqft | 30.65 sqm |
| 1 st Floor Rear | 362 sqft | 33.63 sqm |
| 2 nd Floor | 795 sqft | 73.86 sqm |
| TOTAL | 1,487 sqft | 138.14 sqm |

RENT

On application.

LEASE

Flexible lease terms available outside the Landlord & Tenant Act.

LOCATION

Situated in a prime position on the junction with Bridge Street, North Street and the High Street. Junction 9 of the M25 offers easy access to Heathrow & Gatwick airports. Regular trains run from Leatherhead Station to London Waterloo with a journey time of approximately 45 minutes.

RATES

Rateable Value 1st floor front: £3,600.

Rateable Value 1st floor rear: £10,000.

Rateable Value 2nd floor: £9,700.

Non-domestic uniform rates payable at 49.9p in the £ (2023/24). 100% small business rate relief may be available. Applicants are responsible for confirming their eligibility with the local authority.

EPC

1st Floor Front: Energy rating D- 85.

1st Floor Rear: Energy rating C – 58

2nd Floor: Energy rating D - 89

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office

10 West Street, Epsom, KT18 7RG

T: 01372 740555

E: epsom@hsedwards.co.uk

DATE

December 2023

FOLIO NUMBER

30219(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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