

ONE
SUITE
REMAINING

LEATHERHEAD SELF CONTAINED OFFICE SUITES

575 SQ FT (53 SQ M) and 919 SQ FT (85 SQ M)

FLEXIBLE TERMS

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**First Floor, Unit 3, Bradmere House, Brook Way, Kingston Road,
Leatherhead, Surrey KT22 7NA**

To Let on New Leases

- Raised Floors.
- Air Cooling.
- Well located approximately 3/4 mile from J9 of the M25.
- On site Car Parking Spaces.

Regulated by RICS



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Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

The property is located at the corner of Brook Way and Kingston Road and is approximately 3/4 mile from J9 of the M25. Leatherhead town centre is approximately a 5 minute drive and provides a wide range of shopping and local amenities. Leatherhead British Rail mainline station is also approximately 5 minutes drive away and provides frequent train services to Waterloo and Victoria (approximate fastest journey time 35 minutes).

Description

The premises comprise two self contained first floor office suites within Bradmere House. Bradmere House is a brick built building constructed approximately 15 years ago and was fully refurbished in approximately 2003. Suites benefit from the following amenities:

- Raised floors.
- Air cooling system.
- Male and female toilets.
- On-site car parking spaces.
- Suspended ceilings with recessed lighting.
- Kitchenette.
- High quality glazed partitions/offices.

Terms

The suites are available by way of new fully repairing and insuring leases (subject to the service charge provisions) for a term of 3 years affording tenants a rolling break option after 12 months, subject to 3 months notice.

Annual Rent

Suite	Size	Annual Rent
Suite 1	575 sq ft 53 sq m	£9,500 LET
Suite 2	919 sq ft 85 sq m	£15,250 AVAILABLE

The annual rental will be payable quarterly in advance and will be subject to VAT if applicable.

Business Rates

The suites will be rated individually and the tenants will pay the business rates directly to the Local Authority. It is estimated that the business rates will be £7 per sq ft per annum. Further details from the agent.

Service Charge

A fixed service charge will be levied on the tenants at £7.50 plus VAT per sq ft per annum, subject to an annual increase in line with the RPI index or 2%, whichever is higher. This will account for such items as external and communal part repairing liabilities, communal area cleaning, building insurance, fire maintenance and precautions and utilities. The service charge will be payable quarterly in advance and will be subject to VAT.

Legal Costs

Each party to be responsible for their own legal and professional costs with regard to the proposed transaction.

Viewing & Further Information:

Strictly by appointment with the sole lettings agents:

Mark Leah mark@hurstwarne.co.uk 01372 360190 07769 973371	Nic Pocknall nic@hurstwarne.co.uk 01372 360190 07770 416219
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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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