

Huggins Edwards & Sharp

E2 Mole Business Park
Old Station Approach
Leatherhead
KT22 7TE

TO LET/FOR SALE

Well located semi-detached single storey light industrial unit less than 200 yards from Leatherhead station. The property is suitable for B1 and B8 use, comprising main workshop with double loading doors, reception area, office, kitchen, male and female WC's and ample forecourt parking.

GIA approx	1,850 sqft	171.87 sqm
RENT	£25,000 per annum exclusive.	
LEASE	New lease, terms to be agreed.	
PRICE	Long leasehold for sale, 150 years from 1987, price on application.	



LOCATION The property is located on the Mole Business Park in Old Station Approach

just off Randalls Road and very close to Leatherhead railway station. Leatherhead Town Centre is within easy reach providing a variety of

amenities. Junction 9 of the M25 is only 1 mile away.

AMENITIES Double-width loading doors with raised forecourt allowing access for loading

and unloading, separate pedestrian entrance with the benefit of a reception area, security alarm, kitchen/ staff breakout area and male and female

W.C's. Electric wall heaters and part suspended ceiling.

RATES Rateable value: £17,500 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

LEGAL COSTS Each party to bear their own legal costs.

VIEWING Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT Epsom Commercial Property Department

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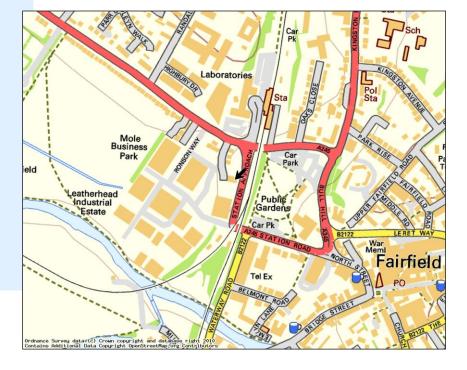
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DATE April 2019 **FOLIO NUMBER** 19956(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.





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