



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

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
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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.



www.hugginsedwards.co.uk

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

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DATE

April 2019

FOLIO NUMBER

19956(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
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