



**CLASS E OFFICES TO LET**

**HS HUGGINS STUART  
E EDWARDS**

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

1<sup>st</sup> & 2<sup>nd</sup> 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 <sup>st</sup> Floor Front	330 sqft	30.65 sqm
1 <sup>st</sup> Floor Rear	362 sqft	33.63 sqm
2 <sup>nd</sup> Floor	795 sqft	73.86 sqm
<b>TOTAL</b>	<b>1,487 sqft</b>	<b>138.14 sqm</b>

### 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 1<sup>st</sup> Floor Front: £ 3,600  
Rateable Value 1<sup>st</sup> Floor Rear: £10,000  
Rateable Value 2<sup>nd</sup> 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

1<sup>st</sup> Floor Front: Energy rating D - 85  
1<sup>st</sup> Floor Rear: Energy rating C - 58  
2<sup>nd</sup> 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

November 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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FIRST FLOOR



SECOND FLOOR

