



CLASS E BUILDING TO LET

HS HUGGINS STUART
EDWARDS

Sussex House, 2-4 Upper Fairfield Road, Leatherhead,
KT22 7HH
RENTAL FROM £17,000 PER ANNUM EXCLUSIVE

Sussex House, 2-4 Upper Fairfield Road,
Leatherhead, KT22 7HH

TO LET

Approx 1,538 sqft (142.88 sqm)

DESCRIPTION

Rare opportunity to occupy a well presented, detached, air-conditioned commercial building close to the centre of Leatherhead with ample private parking at the rear. The property has most recently been used as a dental surgery and is suitable for a variety of uses under Class E consent.

Reception	103 sqft	9.57 sqm
Ground Floor offices	733 sqft	68.09 sqm
1 st Floor office	702 sqft	65.22 sqm
TOTAL	1,538 sqft	142.88 sqm

RENT

Available to Let as a whole or floor by floor. Rental on application.

LEASE

New full repairing and insuring lease/s for a term to be agreed. Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

The property is situated in a prominent position at the top of Upper Fairfield Road a short distance from the Swan Shopping centre, North Street and the High Street which are approximately 2 minutes walk away. The Swan Centre and the nearby Bull Hill are set to undergo significant

redevelopment as part of the "Transform Leatherhead" project bringing a mix of commercial and residential schemes together to improve the town. Upper Fairfield Road itself benefits from ample off-street parking and the property is less than 5 minutes drive from Junction 9 of the M25. Leatherhead Station is only 7 minutes walk away providing regular services to London Terminals.

RATES

Rateable value: £33,000. Rates payable at 49.9p in the £ (2025/26).

EPC

C-54.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/c9753eb25ca54132a3feb6d485b20735/>

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

April 2025

FOLIO NUMBER

30221

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

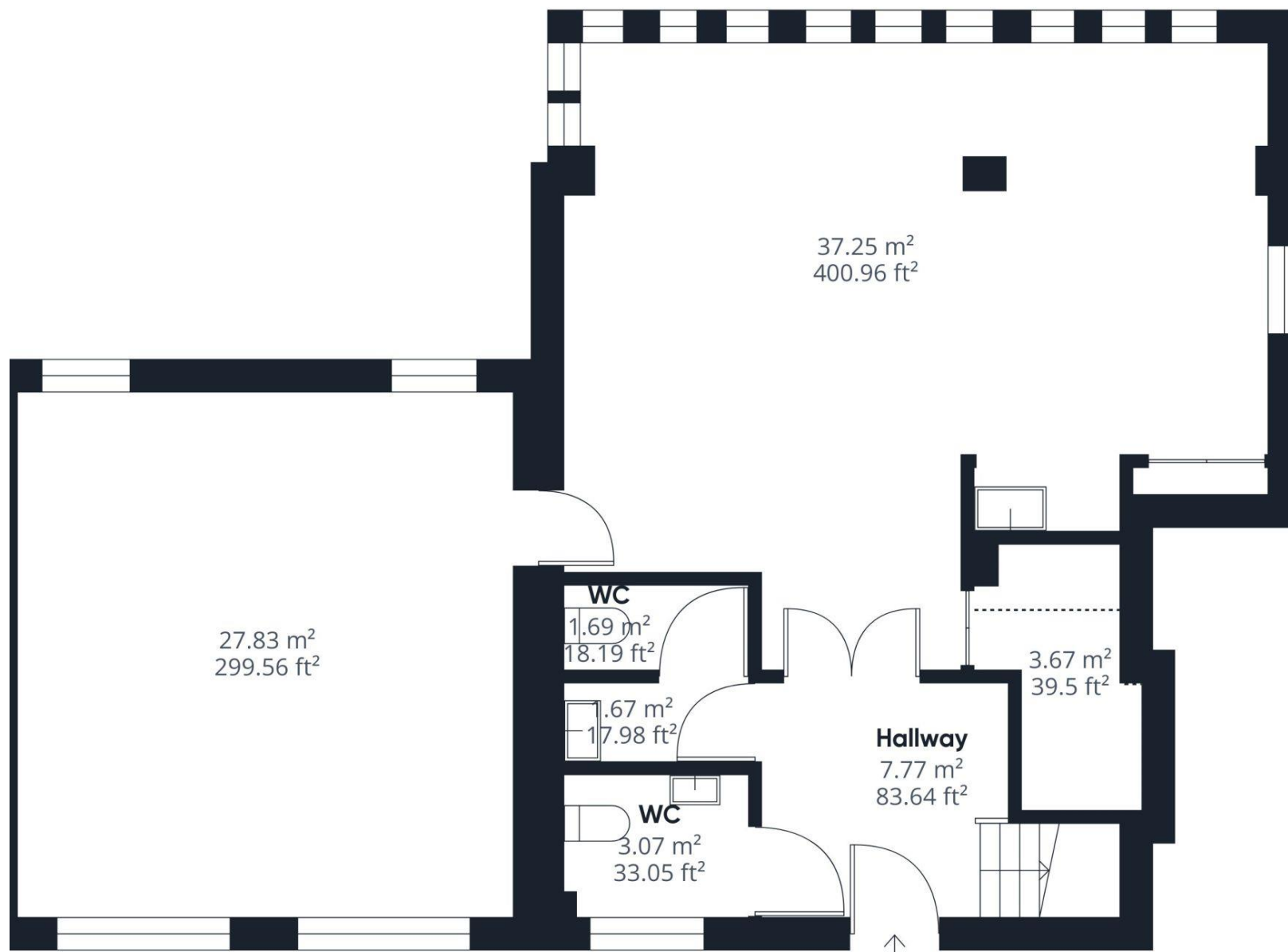
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk



Approximate total area⁽¹⁾

84.49 m²
909.45 ft²

Reduced headroom

2.77 m²
29.79 ft²

(1) Excluding balconies and terrace

Reduced headroom

..... Below 1.5 m/5 ft

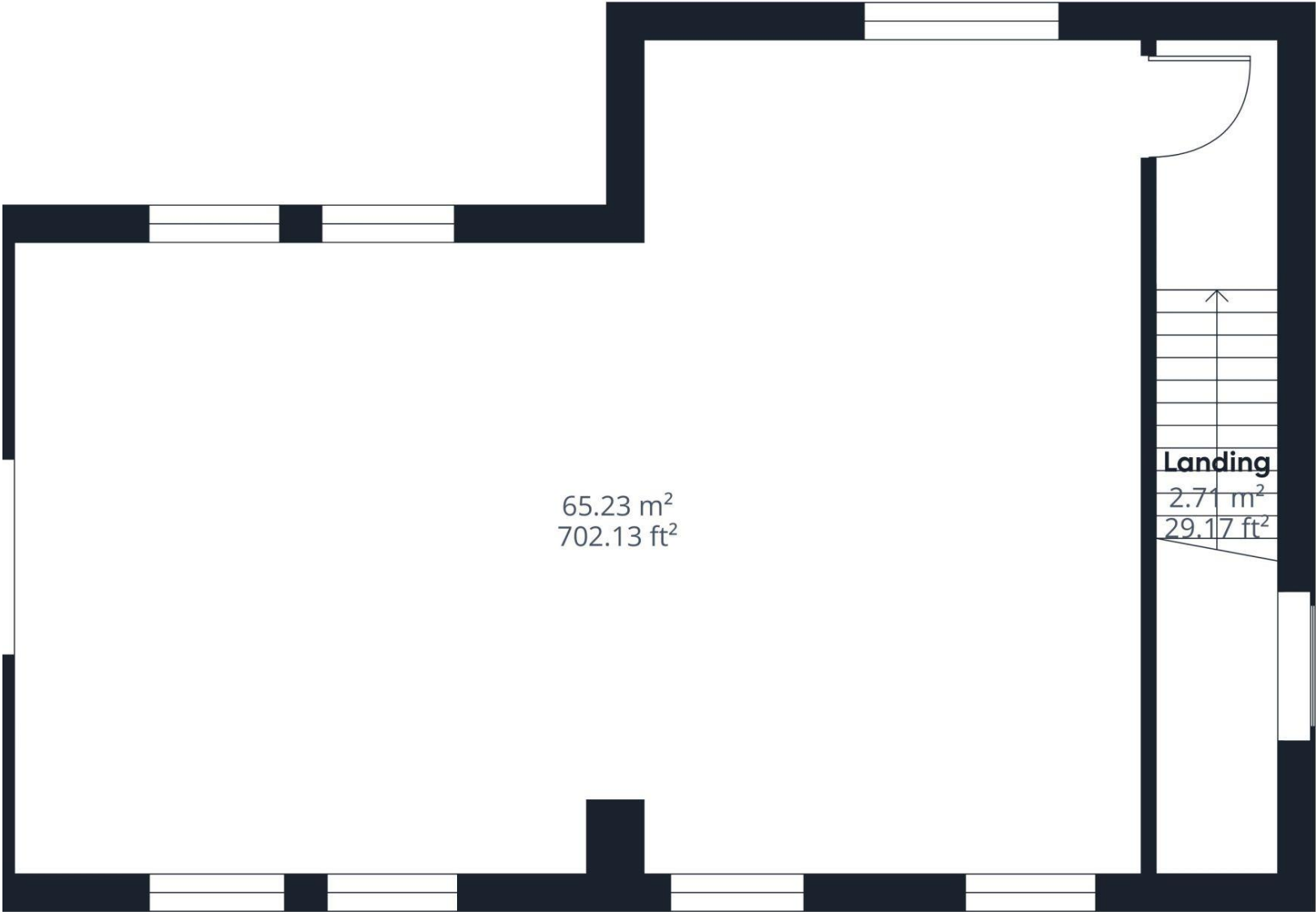
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS standard.

GIRAFFE360

Ground Floor

Ground Floor



Approximate total area⁽¹⁾
67.94 m²
731.3 ft²

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS standard.

1st Floor

GIRAFFE360