



OFFICES/CLASS E SUITES TO LET

HS HUGGINS STUART
E EDWARDS

Park House, Randalls Road, Leatherhead, KT22 OAH
From approx 139 sqft – 2,540 sqft

Park House, Randalls Road, Leatherhead,
Surrey, KT22 OAH

TO LET

From approx. 139 sqft (13 sqm)- 2,540 sqft (236 sqm)

DESCRIPTION

Flexible office/commercial space available in an attractive setting overlooking Leatherhead Park/Red House Gardens. The property is a short walk from Leatherhead train station and the town centre. The offices can either be let as a whole to a single occupier, or can be easily subdivided and let in smaller suites on flexible terms. Amenities include air-conditioning, LED lighting, kitchen facilities, male and female W.C.'s, an accessible W.C. and up to 6 allocated parking spaces plus two disabled parking spaces immediately adjacent to the building.

Single office	139 sqft	13 sqm
Admin office	226 sqft	21 sqm
Operations room	602 sqft	56 sqm
Cellular offices x 3	742 sqft	69 sqm
Meeting room	830 sqft	77 sqm
TOTAL	2,540 sqft	236 sqm

RENT

Rent on application.

Rent inclusive of business rates, utilities, cleaning and refuse, maintenance and insurance. Occupiers to be directly responsible for telephone and internet costs. Parking spaces available by way of separate licence subject to availability.

LEASE

Short term flexible leases available. Terms to be agreed.

USE

Offices/ Class E.

LOCATION

Leatherhead is an established commercial centre equidistant from Heathrow and Gatwick with superb links to national motorway network and excellent rail connections via London terminals, Guildford and Horsham. The property is accessed via Randalls Road public car park, which provides 330 spaces, and is a short walk from the mainline station and the Town Centre.

EPC

D – 91.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents:

Huggins Stuart Edwards – Debbie Gale
10 West Street, Epsom, KT18 7RG
T: 01372 740555
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DATE

April 2024

FOLIO NUMBER

30246

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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