

2 BRIDGE STREET, LEATHERHEAD KT22 8BZ



**FIRST & SECOND FLOOR AIR-CONDITIONED OFFICES
TO LET IN A CENTRAL POSITION FROM 700 SQ FT**

**From £17,500 + VAT
Per annum (£25.00 psf)**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

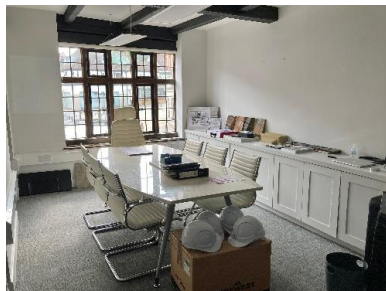
- Delightful self-contained offices over the first and second floors available separately or as a whole
- Newly refurbished interior with a/c
- Prominent building of character
- Set on bold corner in the town centre
- Historic appearance and character
- Part open plan, beams & high ceilings
- Bright well-presented office space
- 700-1,400 sq ft

T 01306 884685

LOCATION

The property is situated in a prominent position fronting Bridge Street, close to its junction with the High Street, and close to an array of local retail and leisure amenities including The Swan Shopping Centre, Waitrose, numerous coffee shops, restaurants, and bars. Travelodge and Nuffield Health Club are close by.

Leatherhead mainline railway station is within approximately a 10-minute walk which provides a fast and frequent service to London Waterloo and Victoria. The M25 (Junction 9) is within 1 mile of the property and provides excellent onward access to the national motorway network and both Heathrow and Gatwick Airports



DESCRIPTION

With a private front door access off Bridge Street leading to smart and very well presented offices over the first and second floors, this delightful Jacobean style building the space offers great flexibility to provide a mix of open plan and private room/cellular space, ideal for a professional practice offices within this building of charm and character. Believed to have been built in 1928 the rooms are bright with features of exposed beams, crittal windows all enhancing it's appeal .

The first floor is arranged as three office rooms plus an ancillary area , WC, shower room and tea point and newly installed a/c. The second floor is arranged as four office rooms plus WC and kitchen. **The two floors could be rented separately or as a whole.**

Ample car parking is available close by on a separate agreement.

Approx. dimensions as follows: -

Floor	Sq ft	Sq M
First	750	69.6
Second	700	65.03
Total	1,450	134.70

RENT

£36,250 per annum exclusive plus VAT based on £25.00 psf.

SERVICE CHARGE

£ 4.00 psf pa fixed service charge plus utilities.

LEASE TERMS

A new lease is to be granted on a fully repairing and insuring lease from the Landlord for a term to be agreed.

AVAILABILITY

Immediately

LISTED BUILDING AND CONSERVATION

The building is Grade II Listed due to its architectural or historic interest and in within the Conservation Area.



BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

£8.02 per sq ft per annum.

Interested parties should make their own enquiries with the relevant local authorities.

VAT

We are advised that the premises is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

EPC

An EPC is available for this property. This property has been graded as C

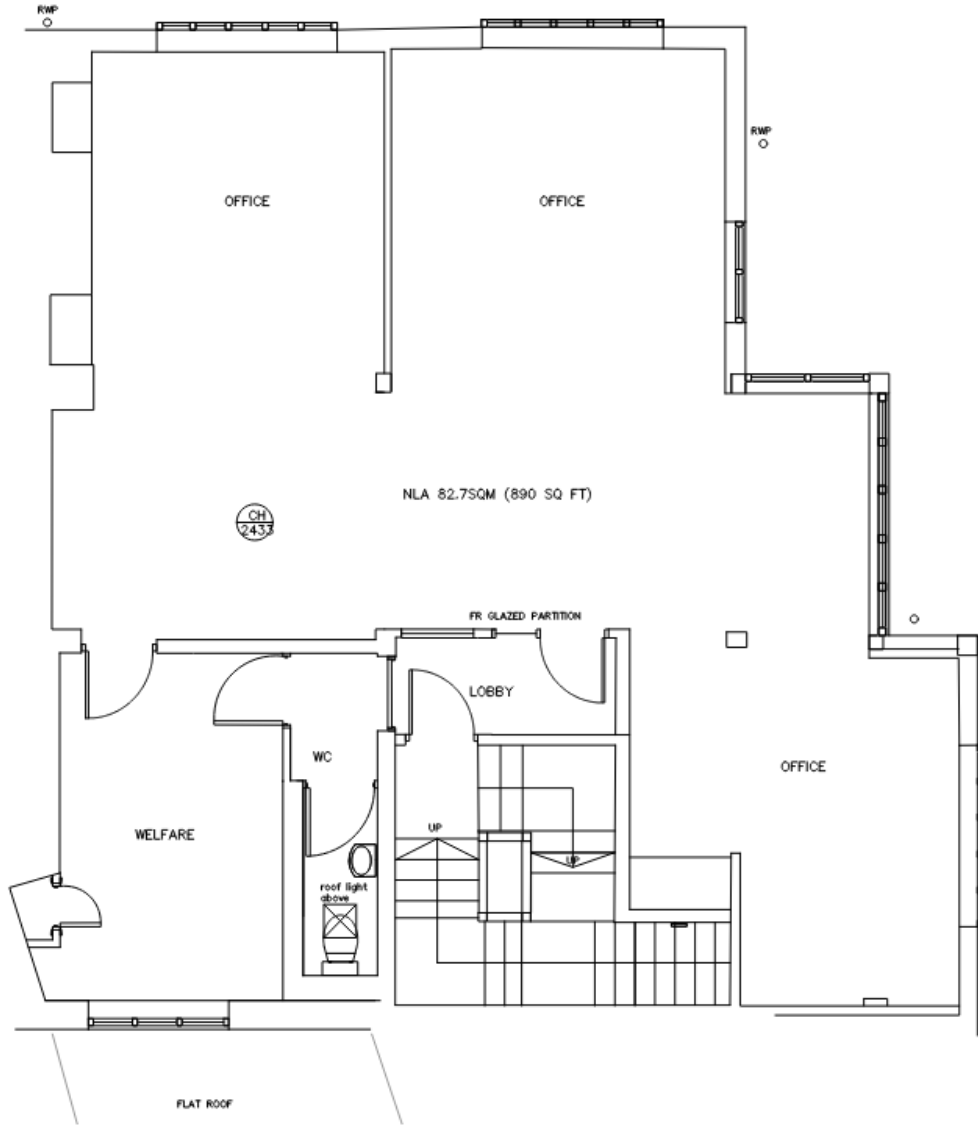
VIEWING

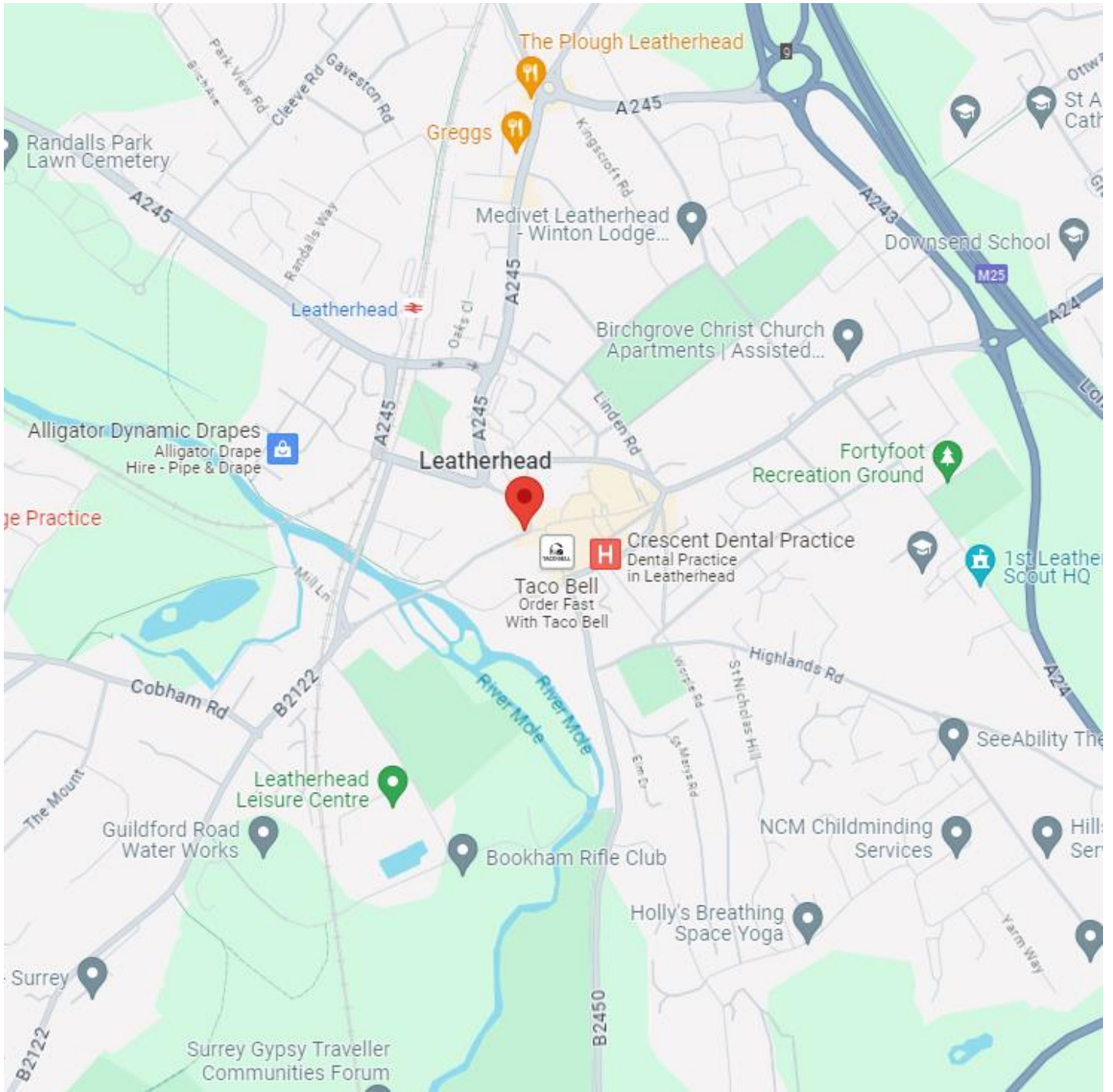
Strictly by prior appointment only through joint agents:

ROBINSONS 01306 884685 www.robinsonsmb.com	HURST WARNE 01372 360190 www.hurstwarne.co.uk
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FLOOR PLAN





ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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