

**UNIT 9, THE AXIS CENTRE, CLEEVE ROAD, LEATHERHEAD, SURREY
KT22 7RD**



**MODERN TWO STOREY BUSINESS
UNIT WITH PARKING -TO LET**

£36,000 PAX



Reigate

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Dorking

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- Versatile two storey business unit that offers scope for arranging the space to suit numerous uses including offices/studio/laboratory/stores
- Currently arranged as a mix of open plan space with cellular offices and Board Room areas totaling 1722 sq ft (160 m2)
- Set on smart business estate in courtyard layout
- Generous parking with forecourt spaces

T 01306 884685

LOCATION

The premises are situated in Leatherhead approximately one mile from the town centre close to the junction of Cleeve Road and A245 Cobham to Leatherhead Road. The M25 (junction 9) is within 1 mile, providing access to the national motorway network. Leatherhead BR station is within walking distance with frequent services serving London destinations.

ACCOMMODATION

Unit 9 forms part of a development of 10 modern office units situated in an attractive courtyard development amongst landscaped grounds. The premises IS CURRENTLY ARRANGED AS OFFICES OVER THE GROUND AND FIRST FLOOR but is flexible open plan space and could form numerous uses and layouts by way of partitioning . The space currently provides for a mix of open plan offices and private office and meeting rooms which can be easily rearranged. There is a kitchenette and WC on each floor– ground floor has a DDA compliant WC The specification is consistent with modern occupier requirements and the unit benefits from gas fired central heating via radiators, suspended ceiling with CAT lighting, dado trunking for comms, double glazing , Mitsubishi air con unit to the first floor , allocated car parking. The ground floor of the property is currently arranged with a reception to the front with a meeting room, and two private offices to the rear of the floor. The first floor is principally open-plan office space with a private office to the rear Both floors benefit from kitchenette and toilet facilities. THIS OPEN PLAN FOOTPRINT OVER TWO FLOORS CAN BE ARRANGED TO SUIT MULTIPLE USES AND OFFERS THE OPPORTUNITY TO HAVE A MIX OF OFFICES WITH STORES/DISTRIBUTION/STUDIO AS A TENANT MAY SEEK. The flexibility this unit offers to adapt to numerous occupiers needs is its forte.



LEASE TERMS

A new lease to be granted for a term and rent review pattern to be agreed. There may be scope for a short rent free period subject to discussions and conditions with the Landlord.

RENT

£36,000 per annum subject to contract plus VAT

VAT

We are advised that the premises is elected for VAT at present.

COSTS

Each party are to bear their own legal costs in the transaction.

SERVICE COSTS

There is an estate service charge of approx £3,200 per annum.

BUSINESS RATES

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

Rateable Value	£36.250
Uniform Business Rate	£0.49.9 (April 2023 – present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

The premises benefits from an EPC rating C (62) .

VIEWING

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01306 884685.





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