



OF INTEREST TO

- OWNER-OCCUPIERS
- COMMERCIAL DEVELOPERS / INVESTORS

**FOR SALE / TO LET**

**SHW**

**SELF-CONTAINED OFFICE BUILDING – 28,789 SQ FT (2,674 SQ M)**  
**ECONOMIC OFFICES / STORAGE / WORKSHOPS WITH CAR PARKING**  
Stokes House, Cleeve Road, Leatherhead, Surrey, KT22 7SA

**MAKING  
PROPERTY  
WORK**  
**SHW.CO.UK**



**LOCATION**

Leatherhead is approximately 18 miles south west of central London at junction 9 of the M25 providing good connections to the motorway network, Heathrow and Gatwick airports are about 20 and 16 miles respectively.

The mainline station provides regular, direct services to Waterloo and Victoria, both approx. 45 minutes.

The property is prominently fronting Cleeve Road within  $\frac{3}{4}$  of a mile of the town centre and  $\frac{1}{2}$  a mile of the station.

The M25 J9 has 2 junctions, both within 1.5 miles.

**TERMS**

The property is available freehold, or alternatively on a new lease direct with the landlord.

Flexible short-term lettings may be considered.

**PRICE**

Upon application. VAT Will be applicable

**RENT**

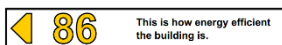
Upon application. VAT will be applicable.

**RATES**

The property will need to be re-assessed.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC****DESCRIPTION**

A 3-storey building providing open plan, flexible office, storage and workshop-type space, in need of refurbishment.

The current specification includes; suspended ceilings with recessed lighting, perimeter trunking, gas central heating and lifts.

The accommodation is available in its existing condition, or can be refurbished to meet an occupiers requirements.

The property has good on-site parking.

The property may be suitable for alternative employment uses, subject to planning. The property is not suitable for residential development.

**ACCOMMODATION (NIA)**

The following areas are approximate net internal.

	SQ FT	SQ M
Second Floor	2,519	234.02
First Floor	13,948	1295.80
Ground Floor	10,088	937.20
Basement	2,234	207.54
<b>TOTAL</b>	<b>28,789</b>	<b>2674.56</b>

**VIEWING**

Strictly by appointment with the sole joint agents:

**SHW:**

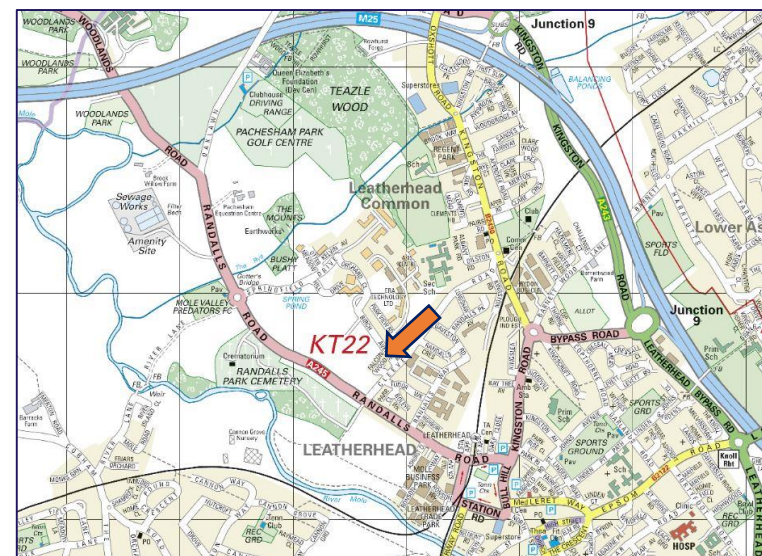
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