



All Enquiries

Upon instructions of developer clients

Leatherhead Enterprise Centre

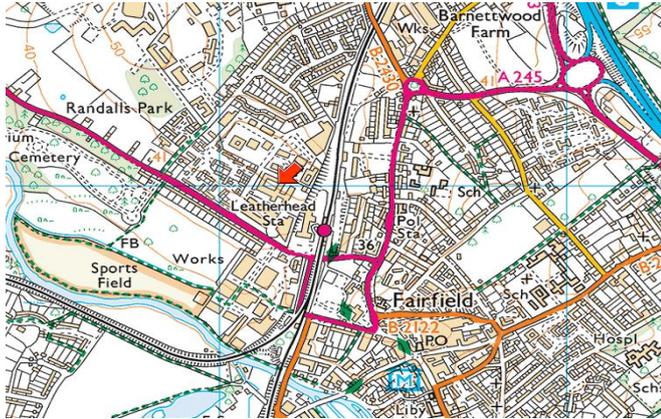
Randalls Way, Leatherhead, Surrey KT22 7RY



- 101,412 Sq Ft (9,491 Sq M)
- Site area - 3.86 acres (1.56 hectares)
- Town centre location

Randalls Way, Leatherhead, Surrey KT22 7RY

Location



Situated on the Eastern side of Randalls Way in Leatherhead town centre. The local area is of mixed use with surrounding properties including houses, a modern four storey development of 127 flats, police headquarters, and various offices including The Square (a recently refurbished scheme of circa. 70,000 sq ft).

Transport links are excellent with the M25 being in close proximity, and the train station less than a 5 minute walk, with regular services linking to central London in as little as 41 minutes.

Description

The property comprises interconnecting laboratory and office accommodation, and was constructed in various phases between the late 1940's and 1980's. The main building is arranged over three storeys and whilst the site slopes down from north to south resulting in the ground floor of the rear of the building correlating with the first floor at the front.

The accommodation consists of a variety of offices ranging from small single occupancy to open plan suites, labs, a visitor's lounge, training rooms, a lecture room, staff restaurant, kitchen, cold stores and storage rooms.

The site area is 3.86 acres (1.56 hectares).

We have not undertaken a measured survey, and the following approximate net internal floor areas have been provided to us:

Floor Areas	Sq Ft	Sq M
Ground	20,585	1,913
First	49,771	4,624
Second	31,056	2,884
TOTAL	101,412	9,421

Business Rates

Rateable Value: £544,025 (TBC).

Tenure

The property is held freehold.

Planning

The majority of the property is considered to fall within use class B1(b) research and development, however this has never been established through the submission of a certificate of lawfulness. Planning consent was achieved for part of the site to be used as B1(a) and this part of the site has been used as such since.

EPC

The property has an Energy Performance Asset Rating of E.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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January 2016

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