

# TO LET

**166.4 SQ. M (1,792 SQ. FT)**

**GROUND FLOOR, 26 BRIDGE STREET, LEATHERHEAD, SURREY KT22 8BZ**

**SNELLER**  
**COMMERCIAL**  
CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **TOWN CENTRE OFFICES**
- **SELF CONTAINED GROUND FLOOR SUITE**
- **LED LIGHTING & AIR CONDITIONING**
- **GOOD QUALITY FIT OUT**
- **ALLOCATED CAR PARKING**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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## LOCATION

The property is situated on the north side of Bridge Street in Leatherhead, an affluent town in Surrey. Leatherhead is located within the area governed by Mole Valley District Council. Leatherhead Town Centre is well served for local amenities with a wide range of independent retailers, cafes and restaurants, alongside multi-national retailers.

The property is within approximately 0.5 miles of Leatherhead railway station, providing Southern and South West services to both London Victoria and London Waterloo. Junction 9 of the M25 Motorway is approximately 1 mile to the north of the property providing access to the wider national Motorway network.

## DESCRIPTION

The property is well presented and combines attractive period features complimented by a high quality fit out providing a versatile mix of cellular and open plan office accommodation.

## ACCOMMODATION

The offices have an approximate net internal floor area of:

Ground floor:	166.4 sq. m	1.792 sq ft
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## AMENITIES

- Reception Area
- Air Conditioning
- Kitchen
- Separate Tea Point
- Board Room
- Car parking. Precise number of spaces TBC.

## TENURE

Available on a new Lease for a term by arrangement.

## RENT

£38,000 per annum exclusive

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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## **BUSINESS RATES**

Ground Floor Rateable Value: TBC

## **ENERGY PERFORMANCE RATING**

Energy Rating: C (73)

A copy of the certificate is available on request.

## **VIEWING**

Strictly by appointment through Sole Agents.

Antony Rapley  
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