

OFFICE FOR RENT



North Street

Leatherhead, Surrey

United Kingdom

Monthly Rent

£47,376

Size **0 Sq M** Date Listed **01/10/2023**

Year Built Listing ID **GL-1641867181**

Office Class

Listed by: Listanza Services Group

For more information, visit:

<https://www.globallistings.com/6625276>

Overview

Key Points Town Centre Location 7 Car Parking Spaces Self-contained Close walk to the Station

Description Granary House is a two storey self-contained office building constructed in 1987 with brick elevations under a pitched roof with slate covering. The property provides offices on both ground and first floors. There are currently 3 office suites available, each with a small meeting room / private office installed. The offices also benefit from a kitchenette and toilet facilities on both floors. The property is available as a whole rather than individual offices.

Location Leatherhead is situated adjoining Junction 9 of the M25 and equally distant between Heathrow and Gatwick Airports - both being within approximately 20 minutes drive. Granary House is located just off North Street adjacent to Lloyds and hsbcbank. The building is within immediate walking distance of all the town centre amenities including the Swan Centre, Sainsburys, Boots and Anytime Fitness Gym. Leatherhead railway station is approximately 5 minutes walk with frequent train services to London Waterloo, Victoria and London Bridge (fastest journey time approximately 35 minutes).

Specifications - 7 on site car parking spaces (4 of which are in the undercroft) - Gas fired central heating - Suspended ceiling with recessed lighting - Fully refurbished to include complete redecoration - Male and female WC's - Double glazing - Kitchenette

Tenure The property is available both to let

and for sale. Further details can be provided on request. Please note, any Leasehold interest will have no security of tenure and will be outside the Landlord and Tenant Act 1954. Service Charge If the whole of the property were to be taken as one, there would be no service charge payable. However, if part of the property were taken, service charge would be in the region of £5 per sq ft + electricity. Planning This property falls under use class 'E' so is suitable for alternative uses such as a dentists or doctors. For more details and to contact:

Contact

Email

Phone