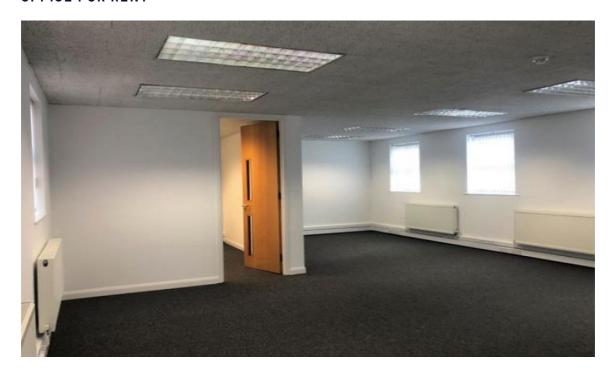
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## OFFICE FOR RENT



North Street Leatherhead, Surrey United Kingdom

Monthly Rent £47,376

Size OSqM Date Listed 01/10/2023

Year Built Listing ID GL-1641867181

Office Class

Listed by: Listanza Services Group

For more information, visit:

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## Overview

Key PointsTown Centre Location7 Car Parking SpacesSelf-containedClose walk to the StationDescriptionGranary 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. LocationLeatherhead 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 hsbc Bank. 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 under croft)—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 Chargelf 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 sqft + 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