



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**1<sup>st</sup> Floor Office**  
**3 Bridge Street**  
**Leatherhead**  
**Surrey**  
**KT22 8BL**

## TO LET

**Approx 362 sqft (33.63 sqm)**

1st floor office available to let in the heart of Leatherhead town centre with excellent access to the town centre amenities. The office, which is situated to the rear of the first floor, benefits from electric heating, good natural light, a tea point, communal entrance and shared W.C. facilities.

Office	362 sqft	33.63 sqm
Shared W.C.	-	-
<b>TOTAL</b>	<b>362 sqft</b>	<b>33.63 sqm</b>

**RENT** £6,500 per annum exclusive

**LEASE** New Lease for a term to be agreed.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

The property is located in a prime position in the town centre on the junction with Bridge Street, North Street and the High Street. Leatherhead is an active commercial town located just off the M25 between Heathrow & Gatwick, there is easy access to Guildford, Dorking Epsom & Kingston. Regular trains run from Leatherhead Station to London Waterloo with a journey time of approximately 45 minutes.

## RATES

Both first floor offices are currently assessed under one rating: Rateable value: £11,000 (information taken from Valuation Office website). Non-domestic uniform rates payable at 49.1p in the £ (2019/20). A separate rating assessment for both offices may be required.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

## CONTACT

Epsom Commercial Property Department  
Apex House, 10 West Street, Epsom, Surrey KT18 7RG  
T: **01372 740555**  
F: 01372 741002  
E: [info@hes-epsom.co.uk](mailto:info@hes-epsom.co.uk)  
W: [www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## DATE

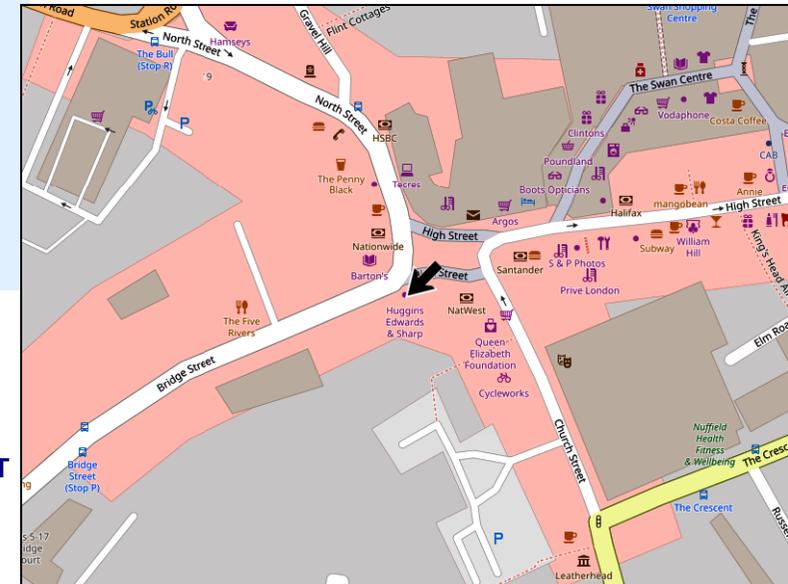
June 2019

## FOLIO NUMBER

20016(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT  
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