

2 BRIDGE STREET, LEATHERHEAD KT22 8BZ



**FIRST AND SECOND FLOOR OFFICES
TO LET IN A CENTRAL POSITION**

**£36,250 +VAT
Per annum exclusive**



Reigate

3 pool house bancroft road reigate surrey RH2 7RP

email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP

email • dorking@robinsonsmb.com

- Delightful self-contained offices over the first and second floors
- Newly refurbished interior with a/c
- Prominent building of character
- Set on bold corner in the town centre
- Historic appearance and character
- Part open plan, beams & high ceilings
- Bright well-presented office space
- Approx 1450 sq ft (134.70m²)

T 01306 884685

LOCATION

The premises are situated in the heart of the town on the corner of Bridge Street, High Street and pedestrianised centre of Leatherhead close to all amenities including The Swan Shopping Centre .

Leatherhead main railway station is within approx. a 10 minute walk providing a fast and frequent route to London Waterloo and Victoria and Junction 9 of the M25 is within a mile of the premises.



DESCRIPTION

With a private front door access off Bridge Street leading to smart and very well presented offices over the first and second floor this delightful Jacobean style building the space offers great flexibility to provide a mix of open plan and private room/cellular space, ideal for a professional practice offices within this building of charm and character. Believed to have been built in 1928 the rooms are bright with features of exposed beams, crittal windows all enhancing it's appeal . The first floor is arranged as three office rooms plus an ancillary area , WC, shower room and tea point and newly installed a/c. The second floor is arranged as four office rooms plus WC and kitchen **The two floors could be rented separately or as a whole.**

Approx. dimensions as follows: -

1st Floor	753 sq ft (69.95m ²)
2nd Floor	697 sq ft (64.75m ²)

TOTAL INTERNAL AREA APPROX. 1450 SQ FT (134.70m²)

RENT

£36,250 per annum exclusive plus VAT based on £25 psf.

SERVICE CHARGE

£ 4 psf pa commencing service charge plus utilities.

LEASE TERMS

A new lease is to be granted on a fully repairing and insuring lease from the Landlord for a term to be agreed.

AVAILABILITY

From the beginning of November 2023 following the existing Tenants departure in October.

LISTED BUILDING AND CONSERVATION

The building is Grade II Listed due to its architectural or historic interest and in within the Conservation Area.



BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£18,750
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Uniform Business Rate	£49.9 (April 2023 – present)
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Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

VAT

We are advised that the premises is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

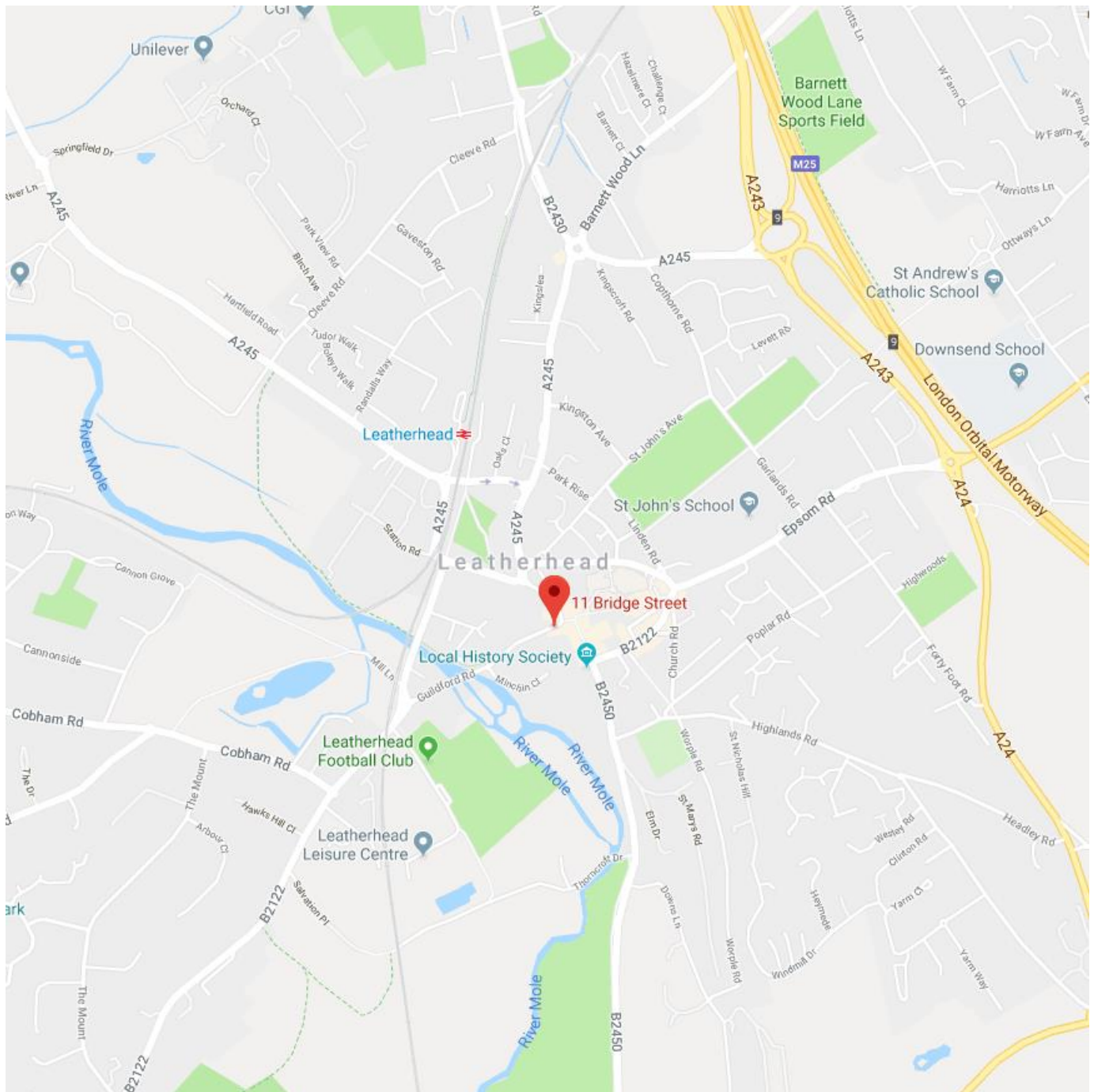
EPC

An EPC is available for this property. It has been rated D(90) and is valid until 3.12.2033. A full copy of the EPC is available upon request.

VIEWING

Strictly by prior appointment only through joint agents:

ROBINSONS 01306 884685 www.robinsonsmb.com	HURST WARNE 01372 360190 www.hurstwarne.co.uk
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