

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

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TO LET

HIGH QUALITY OFFICES – 7,200 - 14,510 SQ FT (668.88 - 1,347.98 SQ M)

Carrier House, Guildford Road, Fetcham, Leatherhead, Surrey, KT22 9UT

DESCRIPTION

The property is a 2-storey modern office building constructed with brick elevations, pitched tiled roof and double-glazed windows. There is a large car park to the rear for 60 cars.

The property provides high quality space with good natural light and is currently fitted out with offices, meeting rooms, Kitchens, open plan areas, data cabling, providing a plug and play opportunity. Alternatively, the space can be reinstated to open plan.

LOCATION

Leatherhead is located just off the M25 (J9) approximately 1 mile and 20 miles southwest of central London and 10 miles north of Guildford.

The property is in a prominent position fronting the Guildford Road. The Leisure Centre is approximately 500m and town centre approximately 800m which has a good level of amenities including Costa coffee, Greggs, Prezzo, Waitrose, Travelodge and numerous independent coffee shops and restaurants. The shopping centre includes Boots, WHSmith, Holland and Barratt, Sainsburys.

The mainline station is approximately 750m and provides fast and frequent services to London Victoria and Waterloo approximately travel time 45 minutes.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor	7,201	668.97
First Floor	7,309	679.01
TOTAL	14,509	1,347.98

AMENITIES

- Air conditioning
- Raised floors
- Suspended ceilings
- Recessed LED lighting
- Male and female WCs on both floors
- Shower
- Double glazed windows
- Fitted space / plug and play

RENT

On application.

TERMS

The property is available on a FRI lease to March 2026 either as a whole or in part or for longer subject to agreement with the Landlord.

RATES

We recommend that interested parties make their own enquiries with the Local Authority.

VAT

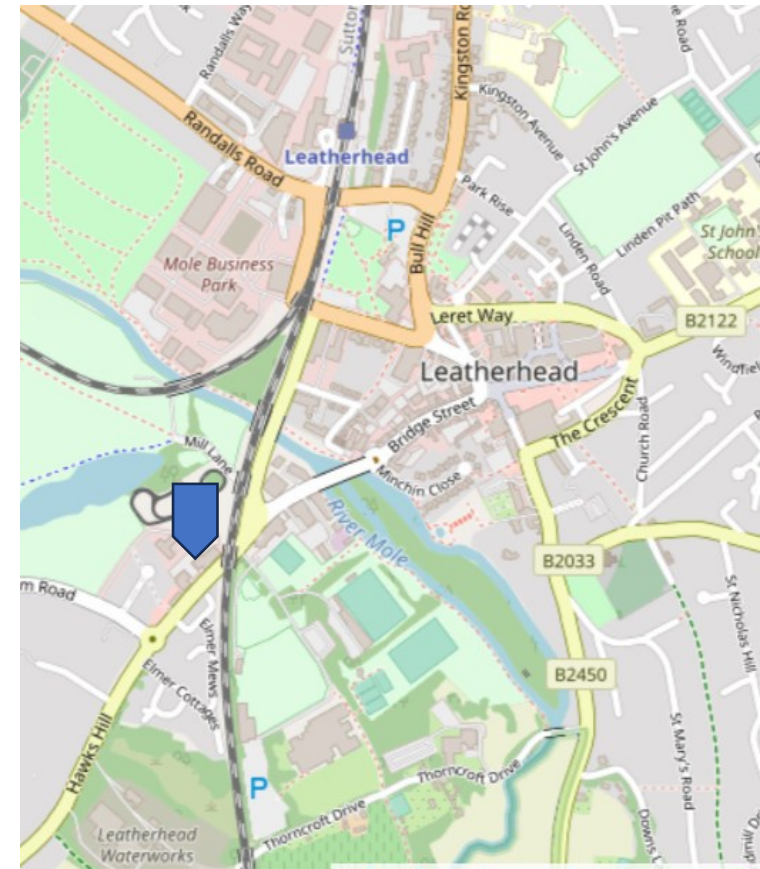
VAT will be applicable to the rent.

LEGAL COSTS

Both parties to pay their own legal fees.

EPC

The property has an EPC rating of B.



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