



**MAKING
PROPERTY
WORK**
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TO LET

**HIGH QUALITY REFURBISHED – E CLASS UNIT
640 - SQ FT (59.44 SQ M)
Station Approach, East Horsely, Surrey, KT24 6QX**

DESCRIPTION

The property comprises a large uninterrupted, ground floor sales area with rear office / store, outside space and W/C facility. The property is suitable for a variety of occupiers having recently been refurbished to a high specification with HVAC and 3-phase power.

LOCATION

Leatherhead is approximately 18 miles south west of central London at junction 9 of the M25. The property is in a prominent position in the High Street close to the entrance of the Swan Shopping Centre which incorporates Sainsbury's, WH Smith, Boots, Holland and Barrett and Spec Savers. Other closeby retailers include Greggs, Pound Land and Boots opticians. There are numerous restaurants and cafes, a Nuffield Gym and a Travelodge. The mainline station is approximately 10 minutes walk and provides regular, direct services to Waterloo and Victoria, both approximately 45 minutes.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	640	59.44
Outside area + w/c	-	-

AMENITIES

- New heating ventilation system
- 3 phase power

RENT

A new lease is available at a commencing rent of £17,500 pax, subject to rent reviews at the appropriate intervals.

RATES

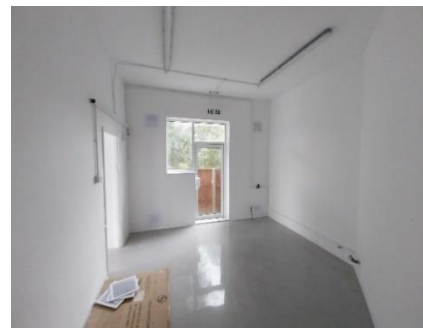
Effective April 2023 the Rateable Value of the property is £12,750. Please get in touch for further information on rates payable.

VAT

VAT may be chargeable on the terms quoted.

EPC

An EPC has been commissioned and will be available shortly.



VIEWINGS – 01273 876200

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Alexander Denning

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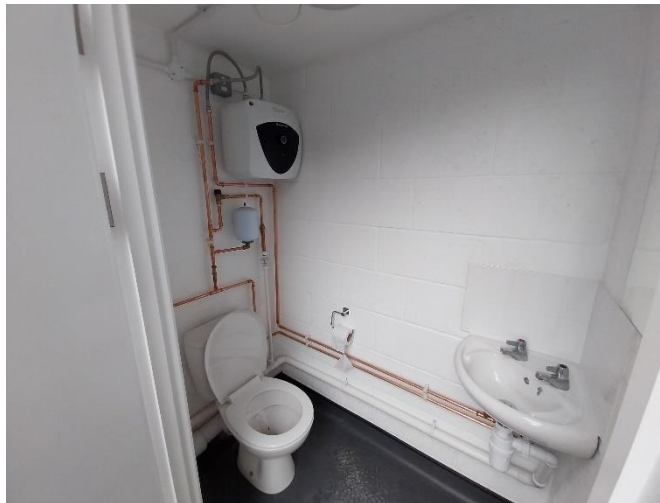
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