



FIRST & SECOND FLOOR OFFICES

HS EDWARDS
HUGGINS STUART

21 High Street, Leatherhead, Surrey, KT22 8AB
£10,000 PER ANNUM EXCLUSIVE

**21 High Street, Leatherhead, Surrey, KT22 8AB
TO LET
Approx 881 sqft (81.85 sqm)**

DESCRIPTION

The property provides a self-contained office suite on first and second floors over retail with its own entrance direct from the High Street. The accommodation provides four rooms on the first floor and two rooms on the second floor plus kitchen and Male and Female WCs.

1 st Floor	507 sqft	47.10 sqm
2 nd Floor	374 sqft	34.75 sqm
TOTAL	881 sqft	81.85 sqm

RENT

Rental on application. VAT will be payable on the agreed rent.

LEASE

The offices are available to let on flexible terms.

LOCATION

Leatherhead is approximately 18 miles southwest of central London at Junction 9 of the M25 providing good connections to the motorway network. The mainline station is approximately 10 minutes walk and provides regular direct services to Waterloo and Victoria. The property is in a prominent position in the High Street close to the entrance of the Swan Shopping Centre and all the amenities including restaurants, cafes, Nuffield Gym and Travelodge.

RATES

Rateable Value £16,500 @ 49.9 p in the £ (2024/25) for first and second floors.

EPC

E – 110.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/cd23e301ed83422cb59834d83b062353/>

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
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DATE

January 2025

FOLIO NUMBER

30281

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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First Floor



First Floor



Second Floor



Second Floor