For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





Modern Freehold Office Opportunity in Affluent commuter town

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ortunity in Affluent commuter town	Location		
lding	Miles	19 miles south-west of Central London, 5 miles	
nc		4 miles south-west of Epsom	
ation	Roads	A24, A3, M25	
e with parking for 45 vehicles	Rail	Leatherhead Railway Station	
es (0.31 Ha.)	Air	Gatwick Airport	
84.82 sq. m.) over Ground and First			
	Situation		
Auction			
18th May 2023		d is an affluent and popular commuter town situated al London on the border of the Surrey Hills. The M25	
Status	. ,	is located immediately to the east of the town and the source to the north. Leath	
Available		vides direct access to both London Waterloo and Lo	
		es of 48 minutes and 53 minutes respectively. Care	
		dalls Way Business Park, occupying a prominent co	
	junction of F	Randalls Road and a private road.	
Live Streamed Auction			
	Tenure		
	lding on ation e with parking for 45 vehicles es (0.31 Ha.) 184.82 sq. m.) over Ground and First Auction 18th May 2023 Status	Iding Miles on ation Roads e with parking for 45 vehicles es (0.31 Ha.) 184.82 sq. m.) over Ground and First Auction 18th May 2023 Status Available Available Live Streamed Auction	

es north of Dorkina.

ed some 19 miles 25 Motorway the A3 provides therhead Railwav ondon Victoria with House is situated orner position at the

Freehold

Description

The property comprises a modern two storey office building on a site of 0.77 Acres (0.31 Ha.) which includes 42 marked car parking spaces with 2 additional accessible spaces. The office accommodation benefits from a double height reception area with open plan floor plates, raised floors, suspended ceilings, WC facilities on each floor and lift access.

VAT

VAT is applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to Mole Valley District Council - Tel 01306 885 001 - www.molevalley.gov.uk/buildingplanning

Completion Period

6 week completion available

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Possession
Ground First	Office Office	507.50 477.32		VACANT POSSESSION
Total Approximate Floor Area		984.82	(10,600)	

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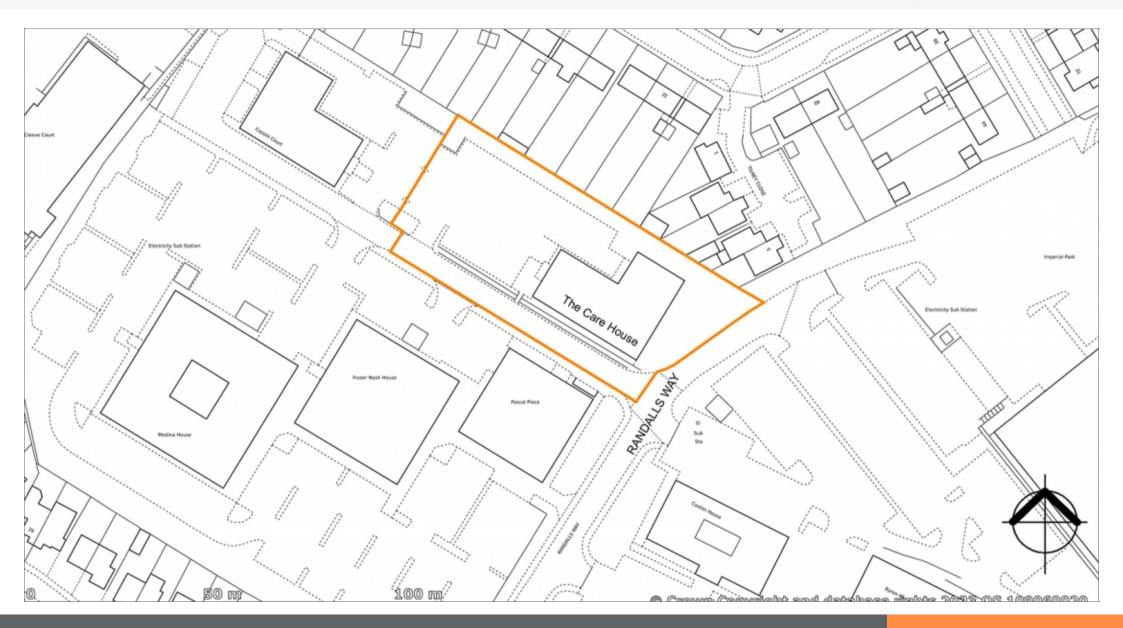




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