

**Lot 13, The Care House, 2 Randalls Way, Leatherhead,  
Surrey KT22 7TW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Modern Freehold Office Opportunity in Affluent Commuter Town

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Modern Freehold Office Opportunity in Affluent Commuter Town

- Attractive Two Storey Office Building
- London Commuter Belt Location
- Situated in Established Business Park
- Set on a Prominent Corner Site with Parking for 45 Cars
- Approximately 10,600 sq ft (985 sq m) with a Site Coverage of approximately 18.48%
- Site of approximately 0.77 Acres (0.31 Hectares)

**Lot**  
13

**Auction**  
15th February 2024

**Vacant Possession**

**Status**  
Available

**Sector**  
Office

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 19 miles south-west of Central London, 5 miles north of Dorking, 4 miles south-west of Epsom

**Rail** Leatherhead Railway Station

**Air** Gatwick Airport

### Situation

Leatherhead is an affluent and popular commuter town situated some 19 miles from Central London on the border of the Surrey Hills. The M25 Motorway (Junction 9) is located immediately to the east of the town and the A3 provides direct access to London being some 4 miles to the north. Leatherhead Railway Station provides direct access to both London Waterloo and London Victoria with journey times of 48 minutes and 53 minutes respectively. Care House is situated on the Randalls Way Business Park, occupying a prominent corner position at the junction of Randalls Road and a private road.

### Tenure

Freehold.

### EPC

Band - 'C'

### Description

The property comprises a modern two storey office building on a site of 0.77 Acres (0.31 Ha.) with a site coverage of approximately 18.48% and 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/building-planning](http://www.molevalley.gov.uk/building-planning)

### Completion Period

Six Week Completion

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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	(5,462) (5,138)	VACANT POSSESSION
<b>Total Approximate Floor Area</b>		<b>984.82</b>	<b>(10,600)</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/8202826000>)

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## Contacts

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September 2020

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