

TO BE FULLY REFURBISHED

UNIT 5
MOLE

BUSINESS PARK

LEATHERHEAD KT22 7BA



Photo shows Unit 11. Unit 5 to be refurbished to a similar standard.

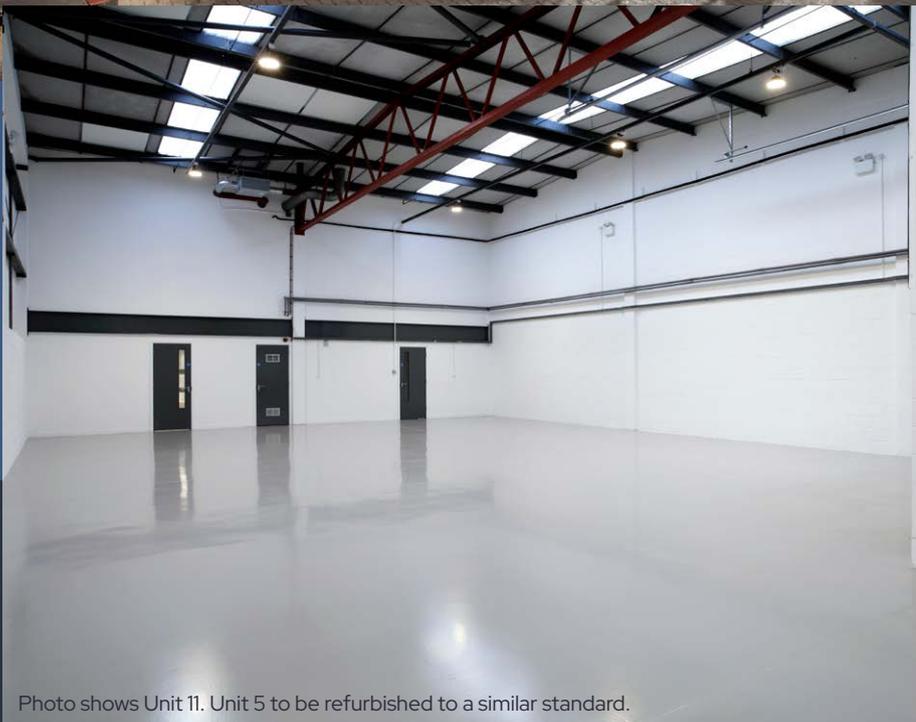


Photo shows Unit 11. Unit 5 to be refurbished to a similar standard.

TO LET

Modern, light
industrial/warehouse
business unit

4,641 SQ FT

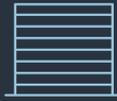
431.16 SQ M

molebusinesspark.co.uk

KEY FEATURES



Within 1 mile of J9 M25



Electric roller shutter door (3.6m wide x 4.8m high)



Eaves height of 6.1m max approx (to underside of roof covering)



Self-contained offices, reception, and WC



Yard/parking to front of unit and in shared car park



24 hour on site security with secure gated yard



Photos show Unit 11. Unit 5 to be refurbished to a similar standard.



DESCRIPTION

A modern warehouse/business unit of steel frame construction with profile steel cladding which is to be fully refurbished. Two storey office accommodation is provided to the front of the property. The unit has an electric roller shutter door and pedestrian door situated on the front elevation.

Externally, the unit has designated parking and a loading bay which are accessed via a well-maintained estate road.

The whole business park is very well managed with 24/7 on-site security. There is also a tenant's overflow car park.

LOCATION

The premises are situated on the Mole Business Park, just off Randalls Road, which is only a few minutes drive from J9 of the M25. The premises are within easy reach of Leatherhead town centre and a 2 minute walk from Leatherhead Train Station.

UNIT 5	SQ M	SQ FT
Ground Floor Warehouse	284.56	3,063
Ground Floor Offices	73.30	789
First Floor Offices	73.30	789
TOTAL (GIA approx)	431.16	4,641

The above are indicative floor areas, subject to measurement following refurbishment.

TERMS

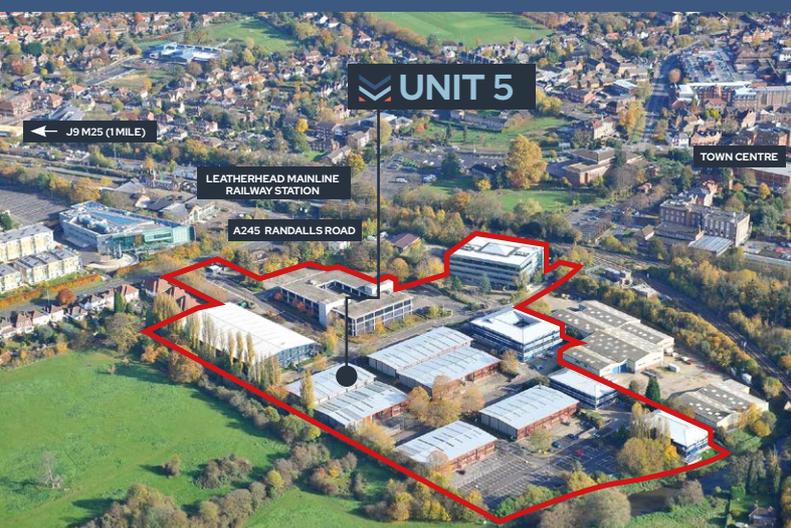
Available directly from the landlord on a new fully repairing and insuring lease on terms to be agreed.

EPC

To be reassessed following refurbishment.

RENT/BUSINESS RATES

On application.



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