

COMPREHENSIVELY REFURBISHED



UNIT 11

MOLE

BUSINESS PARK

LEATHERHEAD KT22 7BA



TO LET

Modern, light
industrial/warehouse
business unit

3,548 SQ FT

329.62 SQ M

molebusinesspark.co.uk

KEY FEATURES



Within 1 mile of J9 M25



Electronically operated loading door



Eaves height of 6.6m max approx (to underside of roof covering)



Self-contained offices, reception, and WC



Parking to front of unit and in shared car park



24 hour on site security



DESCRIPTION

The property comprises a comprehensively refurbished modern warehouse/business unit of steel frame construction with profile steel cladding. Two storey office accommodation is provided to the front of the property. The unit has an electronically operated loading 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 11	SQ M	SQ FT
Ground Floor Warehouse	190.54	2,051
Ground Floor Offices	71.16	766
First Floor Offices	67.91	731
TOTAL (GIA approx)	329.62	3,548

TERMS

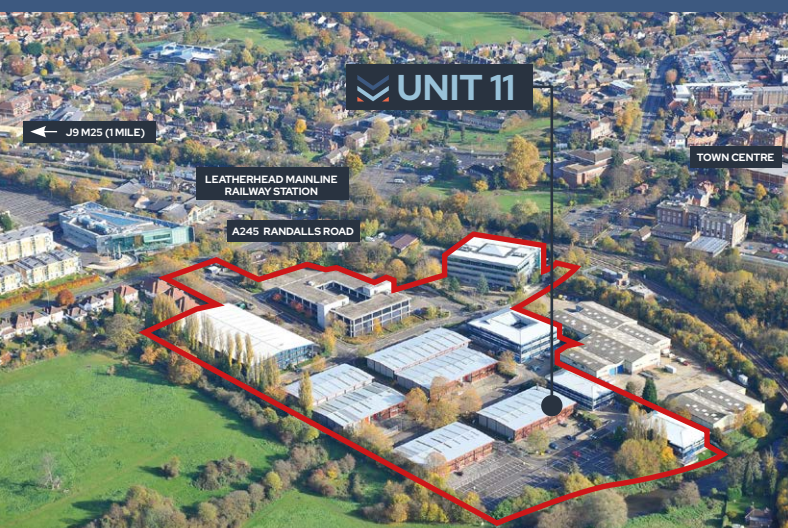
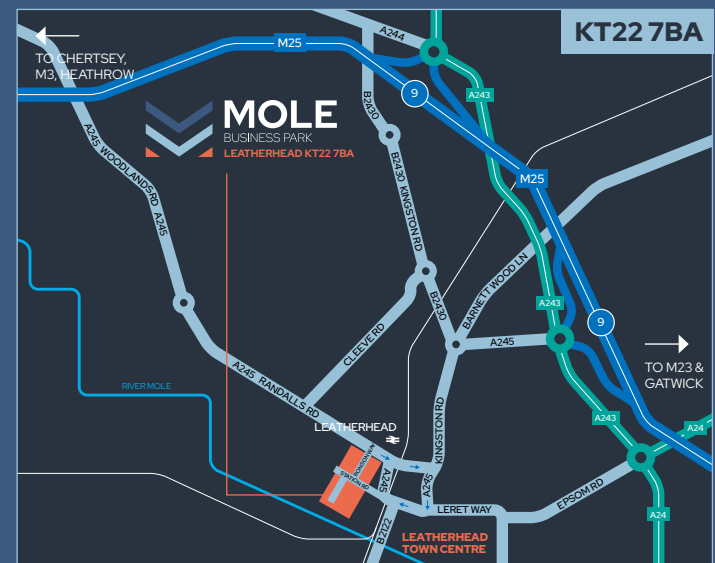
Available directly from the landlord on a new fully repairing and insuring lease on terms to be agreed.

EPC

Upon enquiry.

RENT/BUSINESS RATES

On application.



Tim Clement
tim.clement@eu.jll.com
07970 092974

Reah Huggins-Sutton
reah.huggins-sutton@eu.jll.com
07596 316646



Nic Pocknall
nic.pocknall@hurstwarne.co.uk
07770 416219

Tom Boon
thomas.boon@hurstwarne.co.uk
07879 864647

These particulars and terms are issued by the agents on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither agents nor the vendors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through the agents before viewing. Subject to contract. All figures quoted are exclusive of VAT. All measurements are approximate. February 2022.