COMPREHENSIVELY REFURBISHED

UNIT 9

MOLE

BUSINESS PARK

LEATHERHEAD KT22 7BA



PHOTO TAKEN JANUARY 2022



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TO LET

Modern, light industrial/warehouse business unit

7,009 SQ FT

651.16 SQ M

molebusinesspark.co.uk

KEY FEATURES

- Within 1 mile of J9 M25
- Roller shutter 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


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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 roller shutter loading door and pedestrian door situated on the front elevation.

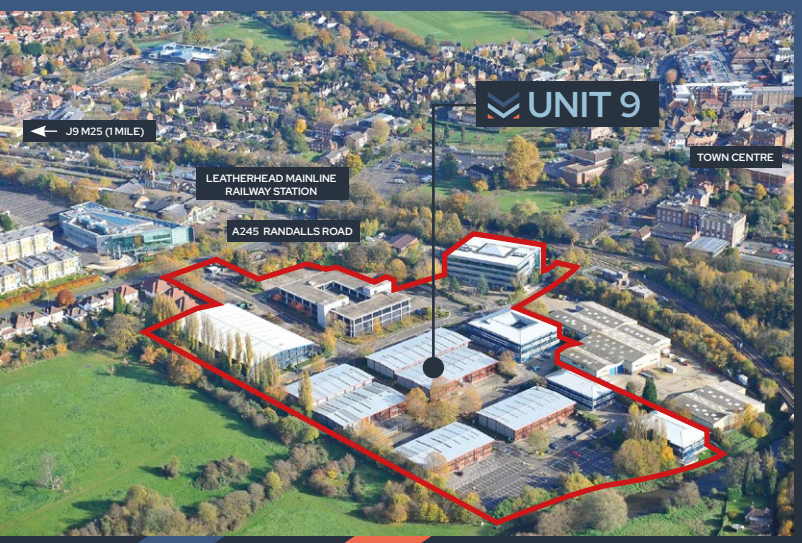
Externally, the unit has designated parking and a loading bay which are accessed via a well-maintained estate road.

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 9	SQ M	SQ FT
Ground Floor Warehouse	441.75	4,755
Ground Floor Offices	104.70	1,127
First Floor Offices	104.70	1,127
TOTAL (GIA approx)	**651.16**	**7,009**



TERMS

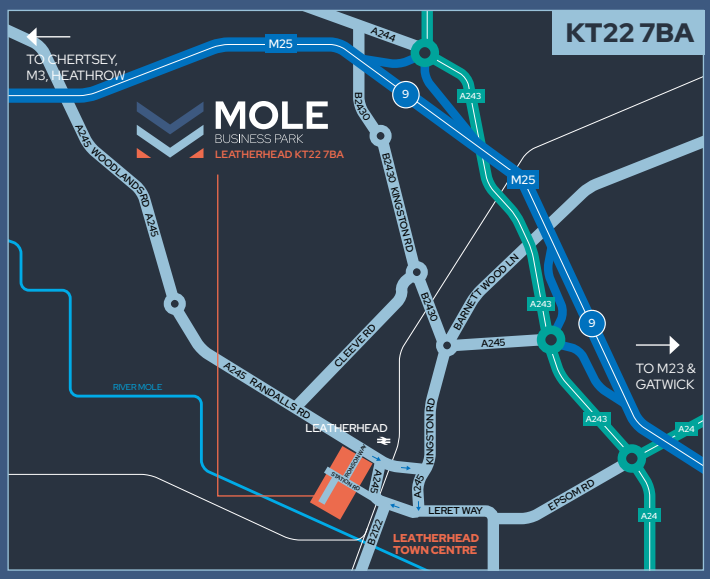
Available directly from the landlord on a new fully repairing and insuring lease on terms to be agreed.

EPC

D(87).

RENT/BUSINESS RATES

On application.



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