



KINGS COURT

41-51 KINGSTON ROAD | LEATHERHEAD | KT22 7SL

REFURBISHED TOWN CENTRE OFFICES
WITH FANTASTIC PARKING PROVISION



HIGH QUALITY OFFICE SUITES TO BE REFURBISHED WITHIN A PRESTIGIOUS BUILDING

Kings Court is a high quality modern office building with feature brick and glazed elevations and a double storey reception area.

The building is set in attractive landscaped grounds with outdoor seating areas and benefits from a gated entrance and exceptional parking.

The available accommodation comprises a self contained suite on the ground floor with direct access from reception, and two self contained suites on the 1st floor, which can be let separately or combined by removing the dividing wall to provide a single unbroken floor plate.

It is proposed that external areas, reception and office suites are to undergo a full Grade A refurbishment. An outline specification can be provided on request.

FLOOR	SQ FT	SQ M	PARKING SPACES
GROUND			
Front suite	2,324	216	11
FIRST			
Left suite	4,999	464	23
Right suite	8,248	766	38
FIRST FLOOR TOTAL	13,247	1,231	61
TOTAL	15,571	1,447	

*Approximate IPMS 3 floor areas

SPECIFICATION



FOUR PIPE FAN COIL AIR CONDITIONING



SPACIOUS DOUBLE STOREY RECEPTION AREA



FULLY ACCESSIBLE RAISED FLOORS



SUSPENDED CEILING AND LED LIGHTING



MALE, FEMALE AND DISABLED WCS AND SHOWER



2 PASSENGER LIFTS



OUTDOOR SEATING AREAS

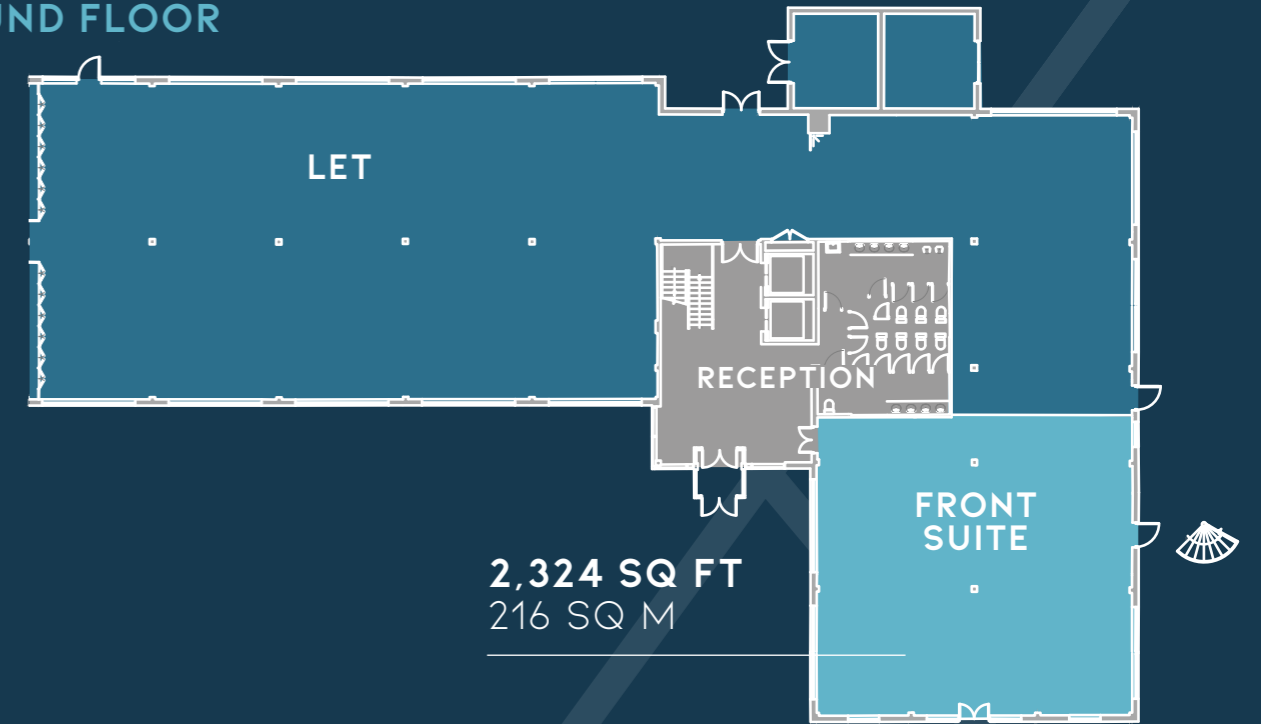


CAR PARKING RATIO OF 1:217 SQ.FT APPROX



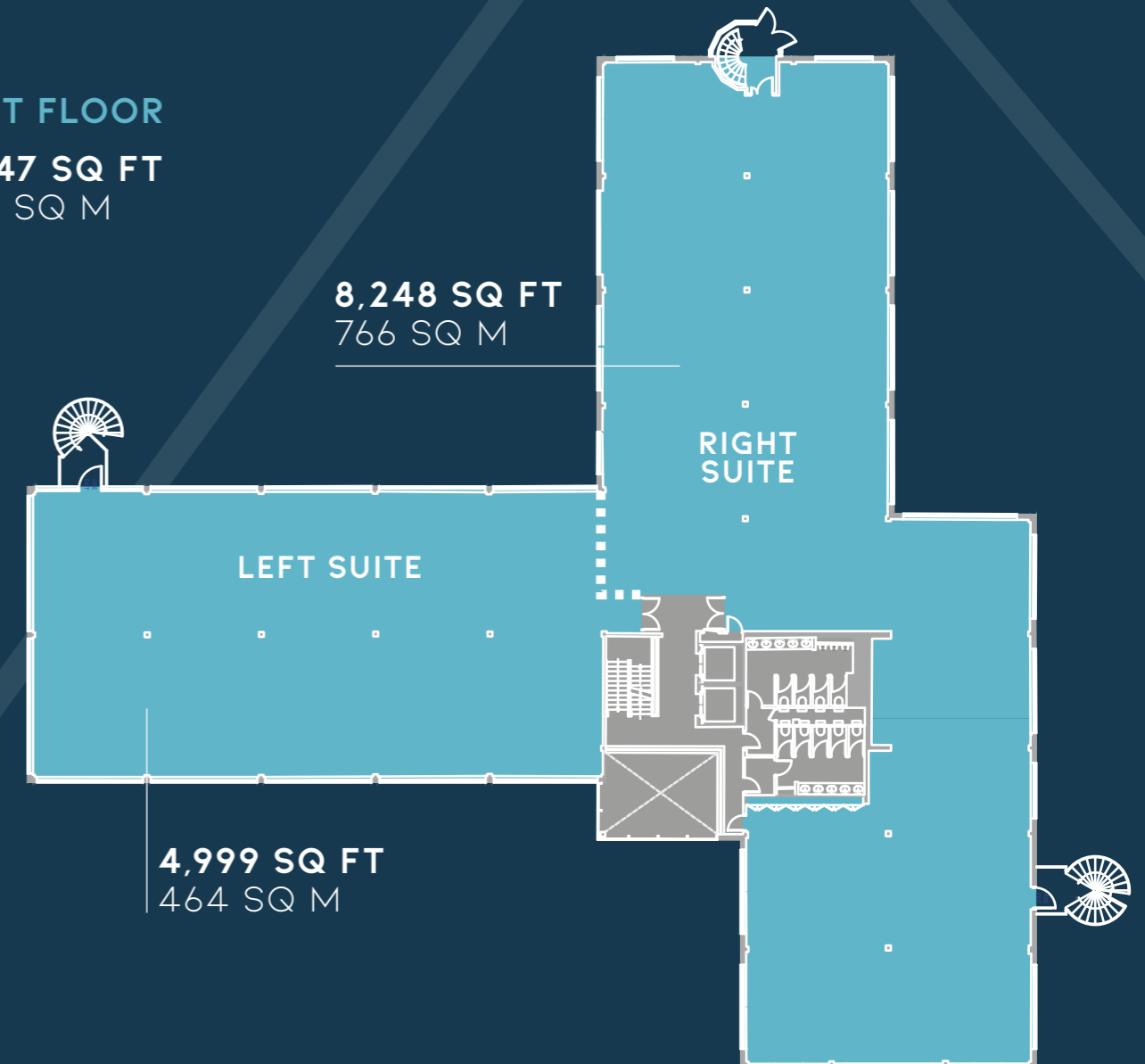
EPC D(96)

GROUND FLOOR



FIRST FLOOR

13,247 SQ FT
1,231 SQ M





M25
JUNCTION 9

3 MINS



KINGS
COURT



LEATHERHEAD
STATION



7 MINS



7 MINS



TOWN
CENTRE

LOCATION

Leatherhead is a key commercial centre and affluent market town approximately 23 miles south west of London. The town benefits from excellent connectivity being situated adjacent to J9 of the M25 motorway, midway between Heathrow and Gatwick Airports.

Leatherhead Railway Station provides regular services to London Waterloo and London Victoria with a journey time from approximately 48 minutes.

The town centre provides a good range of retail, restaurant and leisure amenities, with further enhancements planned as part of the Transform Leatherhead proposals.

Kings Court is conveniently situated on Kingston Road close to the train station and town centre.

Other Leatherhead occupiers include Aviva, Hyundai, Unilever, Berkeley Homes and CGI.



BY TRAIN	MINS
Guildford	26
Wimbledon	28
Clapham Junction	35
Vauxhall	40
London Victoria	47
London Waterloo	48

BY CAR	MILES
M25 Junction 9	0.5
Woking	14
Guildford	16
Heathrow Airport	18
Gatwick Airport	20
Central London	21
Brighton	44



*Approximate times and distances
Source: Trainline and Google Maps

TERMS

The suites are available on new leases direct from the landlord on terms to be agreed.

RENT

On application

KINGSCOURT-LEATHERHEAD.COM



WILL FOSTER
will.foster@knightfrank.com
07789 878 007

ELLIE BOOR
ellie.boor@knightfrank.com
07814 066 740



TIM HODGES
tim.hodges@altusgroup.com
07818 514 403

MATT WALTERS
matt.walters@altusgroup.com
07976 681953

DISCLAIMER: The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor areas, tenancy details etc and whether the premises are fit for purpose before entering into a contract. All prices and rents are exclusive of VAT and the property is offered subject to contract. October 2021