

# KINGS COURT

41-51 KINGSTON ROAD | LEATHERHEAD | KT22 7SL

GRADE A TOWN CENTRE OFFICES  
WITH FANTASTIC PARKING PROVISION



## HIGH QUALITY GRADE A TOWN CENTRE OFFICES WITHIN A PRESTIGIOUS BUILDING

Kings Court has undergone an extensive programme of works with a focus on energy efficiency and tenant amenity.

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







SOLAR PV  
312 PANELS



CYCLE HUB WITH SECURE  
CYCLE STORAGE,  
3 SHOWERS, WC AND LOCKERS



EV CHARGERS  
4 PORTS  
11KW POWER

ENERGY EFFICIENCY  
AND AMENITY FEATURES





KINGS  
COURT





THE EXTERNAL AREAS, RECEPTION AND GROUND FLOOR WCs HAVE UNDERGONE A FULL GRADE A REFURBISHMENT



AIR CONDITIONING



NEWLY REFURBISHED DOUBLE STOREY RECEPTION



FULLY ACCESSIBLE RAISED FLOORS



SUSPENDED CEILINGS AND LED LIGHTING



NEWLY REFURBISHED WCs AND SHOWER



2 PASSENGER LIFTS



OUTDOOR SEATING AREAS



CAR PARKING RATIO OF 1:217 SQ FT APPROX



EPC TO BE REASSESSED



CYCLE HUB WITH SECURE CYCLE STORAGE, 3 SHOWERS, WC AND LOCKERS



EV CHARGERS 4 PORTS 11KW POWER



SOLAR PV 312 PANELS





## FULLY FITTED AND OPEN PLAN OPTIONS AVAILABLE

The final available suite is situated on the top floor, and benefits from excellent natural light throughout.

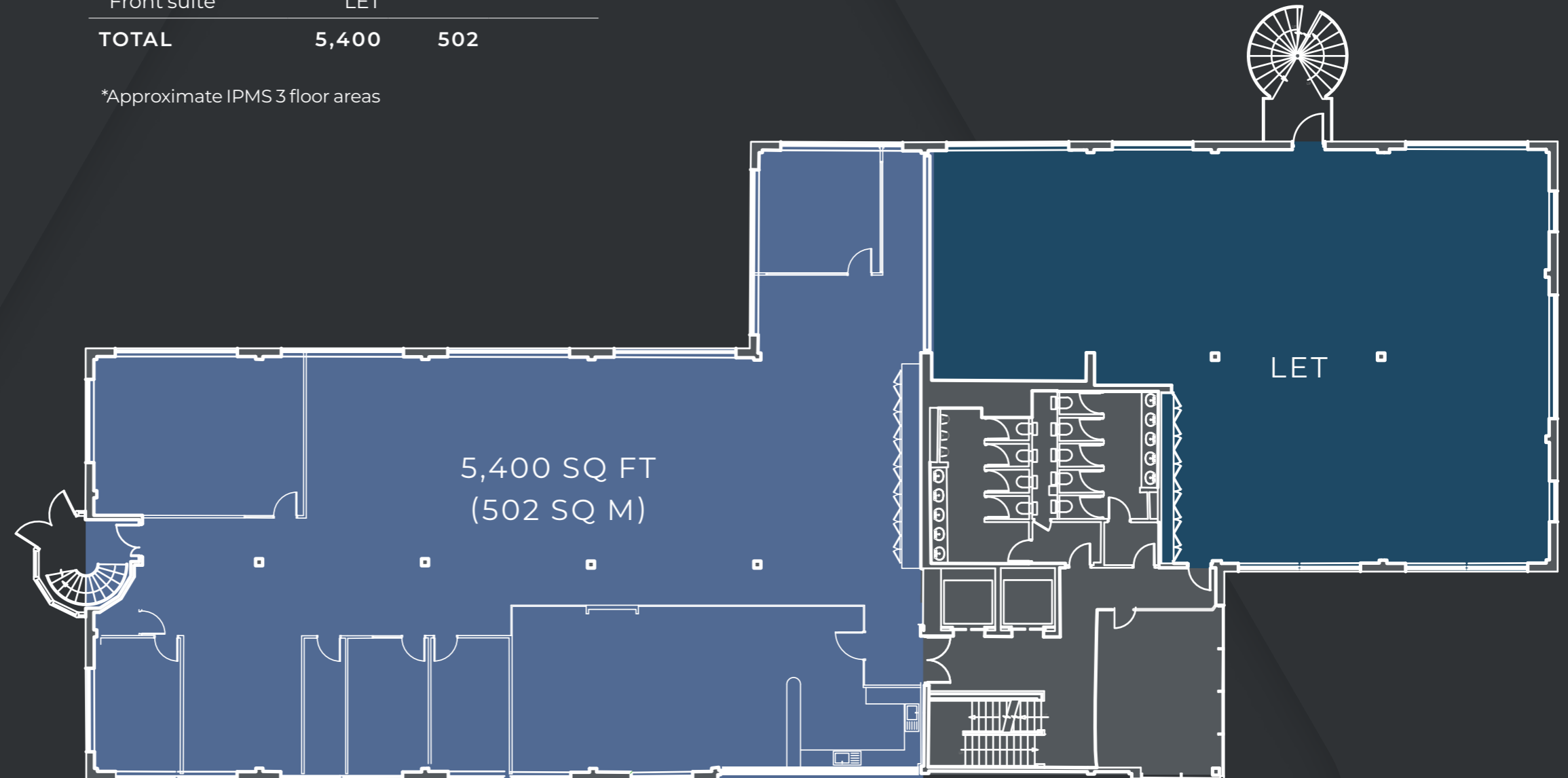
The suite offers part fitted, open plan offices with pre-installed meeting rooms and kitchen breakout area.

The landlord would consider providing a fully fitted option or alternatively, an open plan CAT A option.

FLOOR	SQ FT	SQ M	SPACES
<b>SECOND</b>			
Rear suite	5,400	502	25
Front suite	LET		
<b>FIRST</b>			
Left suite	LET		
Right suite	LET		
<b>GROUND</b>			
Front suite	LET		
<b>TOTAL</b>	<b>5,400</b>	<b>502</b>	

\*Approximate IPMS 3 floor areas

### SECOND FLOOR REAR SUITE







Ground floor – example fit out



LET

# SELF CONTAINED FULLY FITTED SUITE ON THE GROUND FLOOR



**2,216 SQ FT**  
206 SQ M

- 1 10 person meeting room
- 1 Kitchen / breakout area
- 20 Open plan desks
- 1 Informal meeting area
- 1 Soft seating area
- 1 2 person zoom pod



M25  
JUNCTION 9

3 MINS



KINGS  
COURT



  
LEATHERHEAD  
STATION



7 MINS

7 MINS



TOWN  
CENTRE





# A FRIENDLY, VIBRANT AND LIVELY MODERN MARKET TOWN

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.

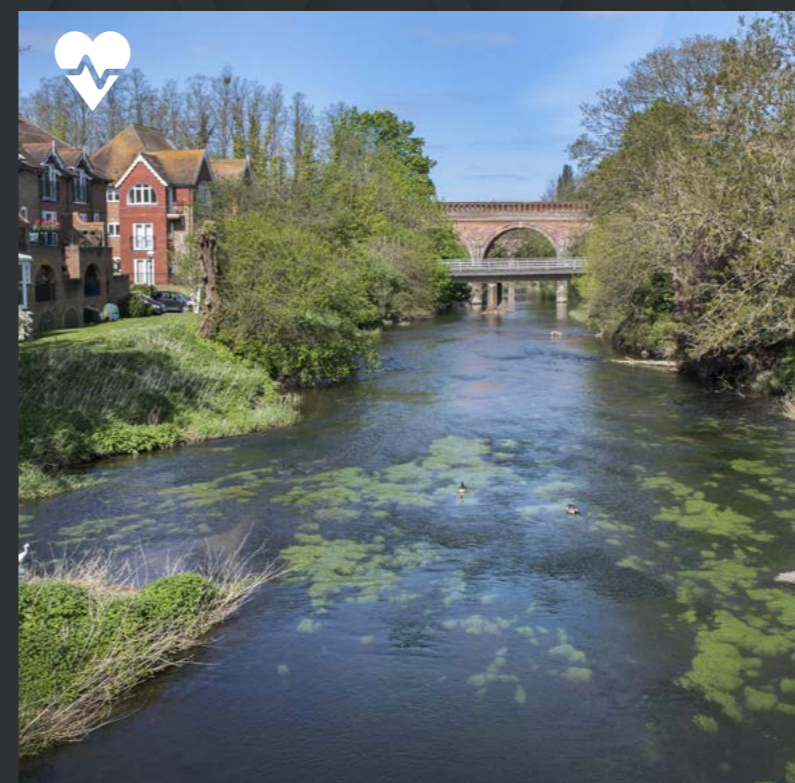
Kings Court is conveniently situated on Kingston Road close to the train station and town centre.

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



BY TRAIN	MINS	BY CAR	MILES
Guildford	26	M25 Junction 9	0.5
Wimbledon	28	Woking	14
Clapham Junction	35	Guildford	16
Vauxhall	40	Heathrow Airport	18
London Victoria	47	Gatwick Airport	20
London Waterloo	48	Central London	21

\*Approximate times and distances Source: Trainline and Google Maps





KINGSCOURT-LEATHERHEAD.COM



**MATT WALTERS**  
matt.walters@ryan.com  
07976 681953

**TIM HODGES**  
tim.hodges@ryan.com  
07818 514403



**JACK RILEY**  
jack.riley@knightfrank.com  
07867 002484

**TOM SLATER**  
tom.slater@knightfrank.com  
07870 803314

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