

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

ENERGY EFFICIENCY
AND AMENITY FEATURES



EV CHARGERS
4 PORTS
11KW POWER



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
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FULLY FITTED AND OPEN PLAN OPTIONS AVAILABLE

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

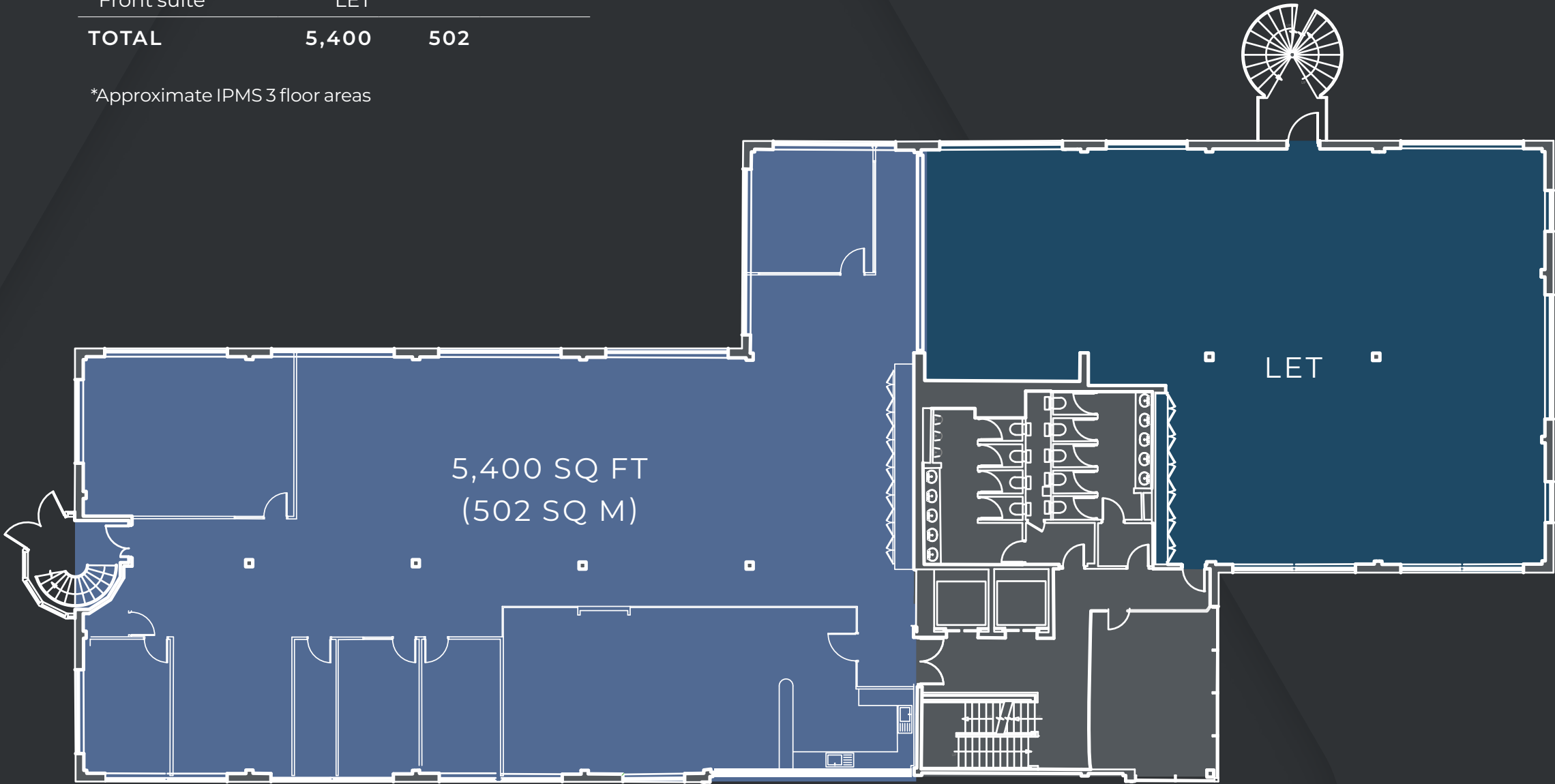
The suite offers part fitted, open plan offices with pre-installed meeting rooms and kitchen breakout area.

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

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

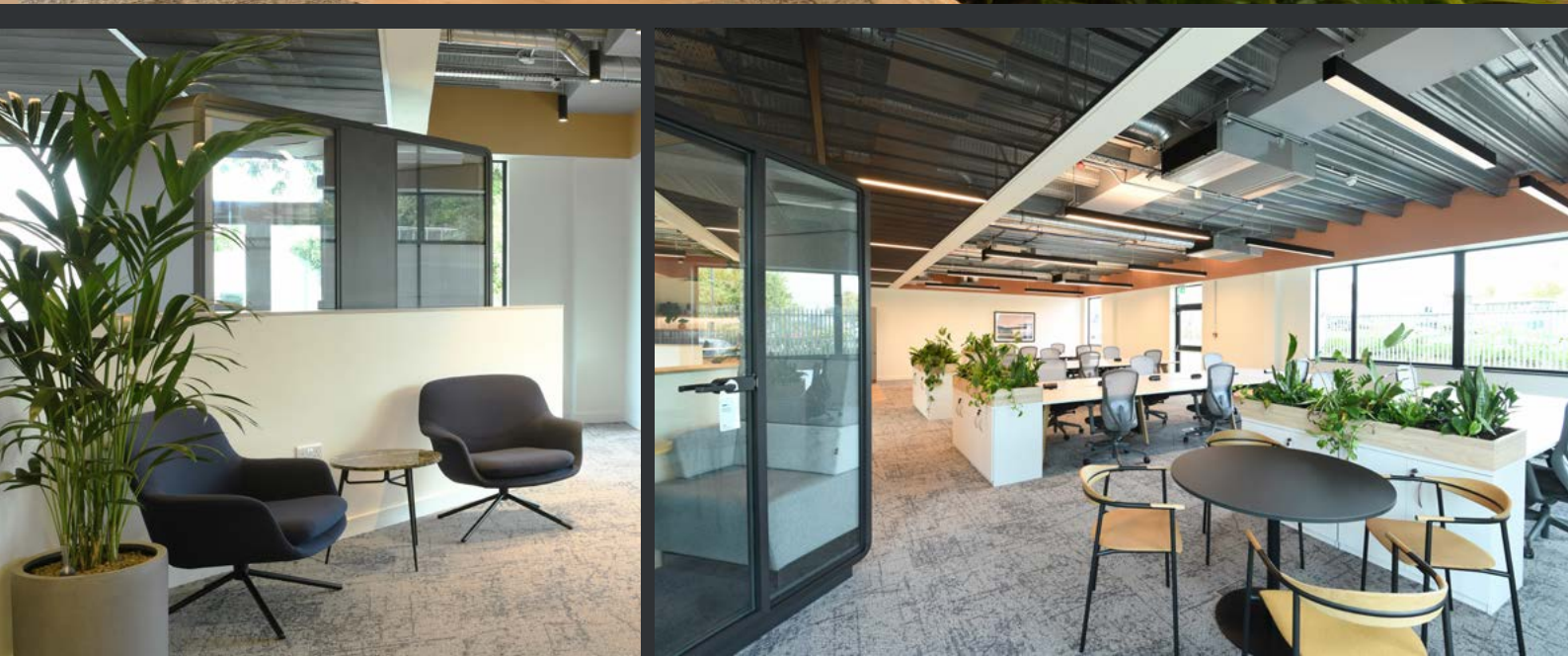
*Approximate IPMS 3 floor areas

SECOND FLOOR
REAR SUITE





Ground floor – example fit out



SELF CONTAINED FULLY FITTED SUITE ON THE GROUND FLOOR

LET



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

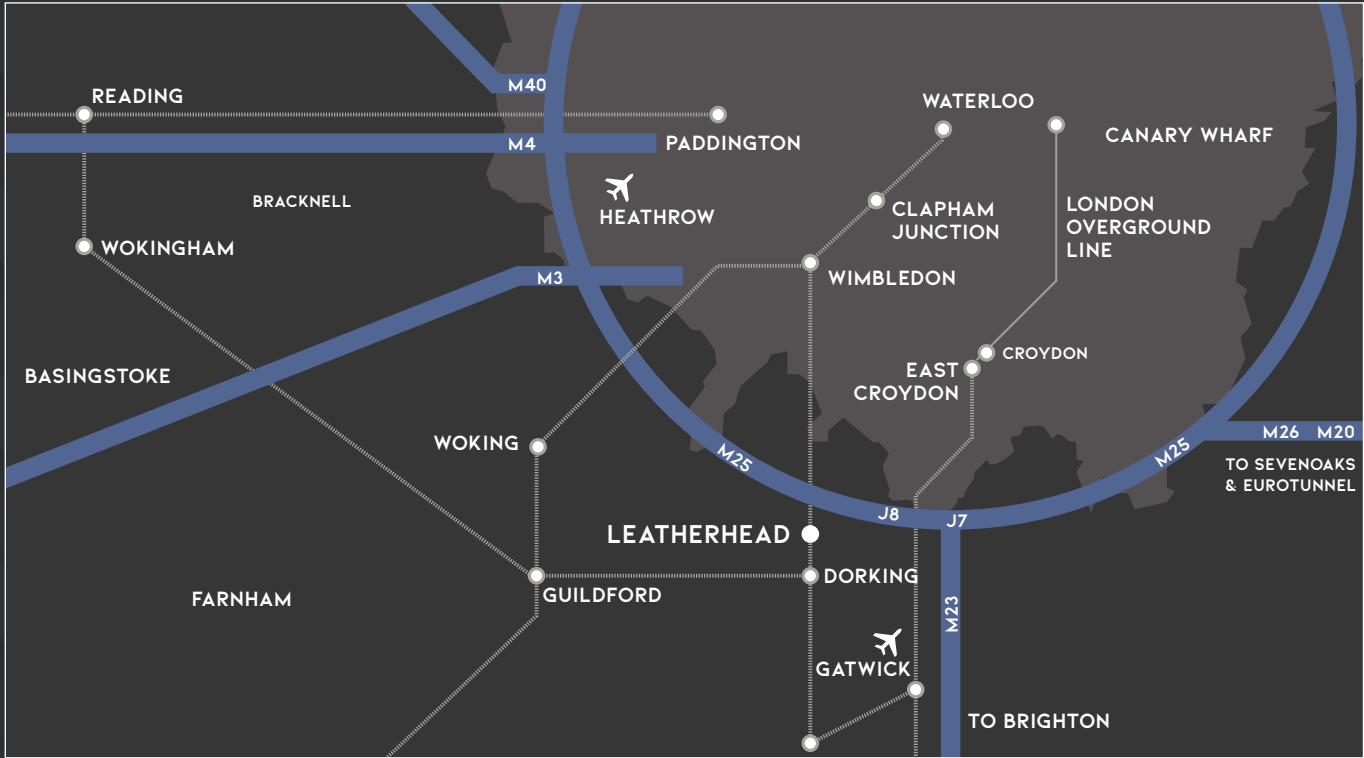
Leatherhead is a key commercial centre and affluent market town approximately 23 miles south west of London. The town benefits from excellent connectivity being situated adjacent to J9 of the M25 motorway, midway between Heathrow and Gatwick Airports.

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



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