

# KINGS COURT

41-51 KINGSTON ROAD | LEATHERHEAD | KT22 7SL

**5,400 SQ FT AVAILABLE**

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



REFURBISHED DOUBLE STOREY RECEPTION



FULLY ACCESSIBLE RAISED FLOORS



SUSPENDED CEILINGS AND LED LIGHTING



REFURBISHED WCS AND SHOWER



2 PASSENGER LIFTS



OUTDOOR SEATING AREAS



CAR PARKING RATIO OF 1:217 SQ FT APPROX



EPC C



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



EV CHARGERS 4 PORTS 11KW POWER



SOLAR PV 312 PANELS



## 5,400 SQ FT PART FITTED SUITE WITH FULLY FITTED AND OPEN PLAN OPTIONS AVAILABLE

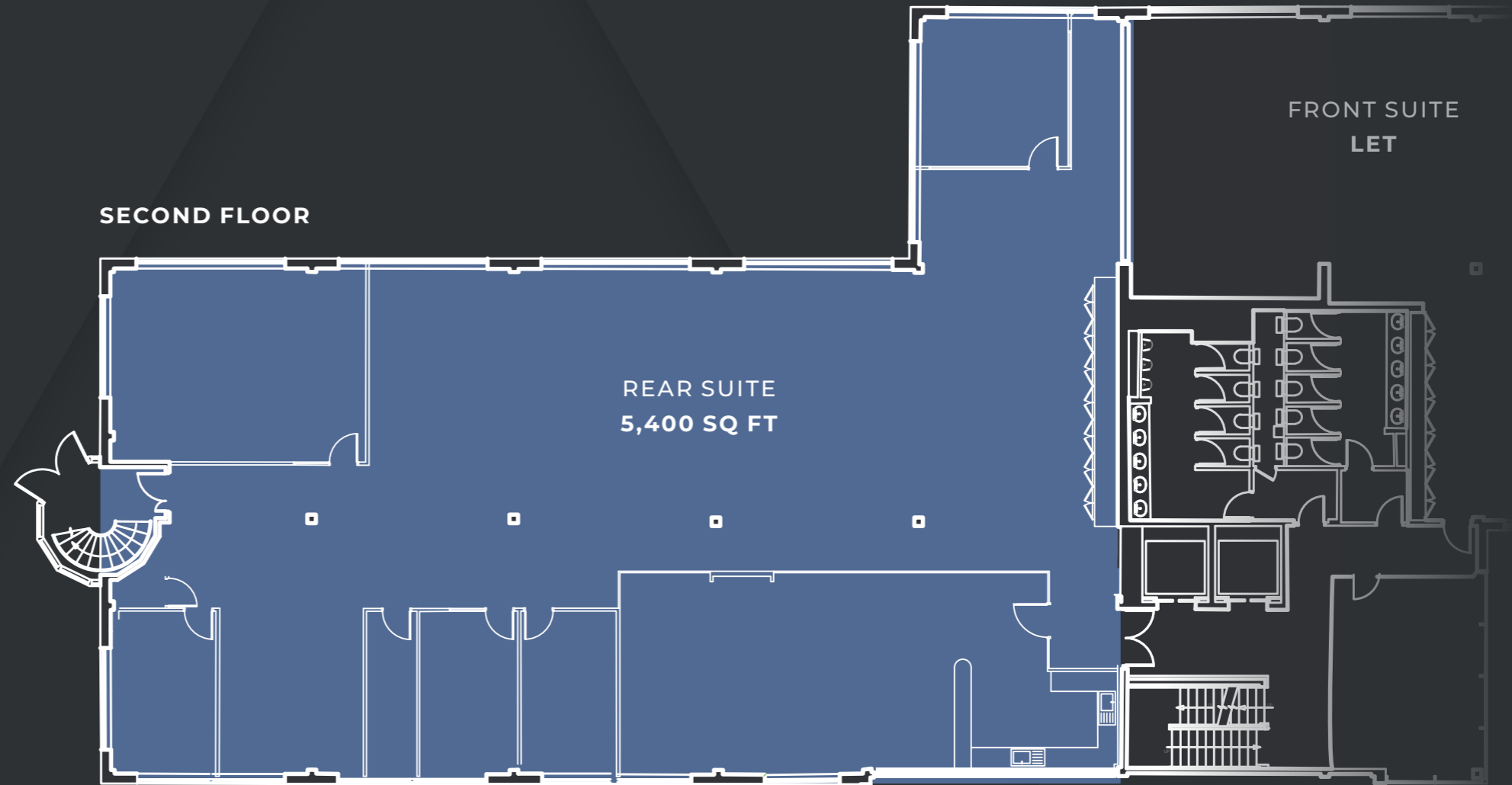
The final available suite is situated on the top floor, and benefits from excellent natural light throughout.

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.

	SQ FT	SQ M	SPACES
<b>SECOND FLOOR</b>			
Rear suite	5,400*	485	25
Front suite	LET		
<b>FIRST FLOOR</b>			
Left suite	LET		
Right suite	LET		
<b>GROUND FLOOR</b>			
Front suite	LET		

\*IPMS 3



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.

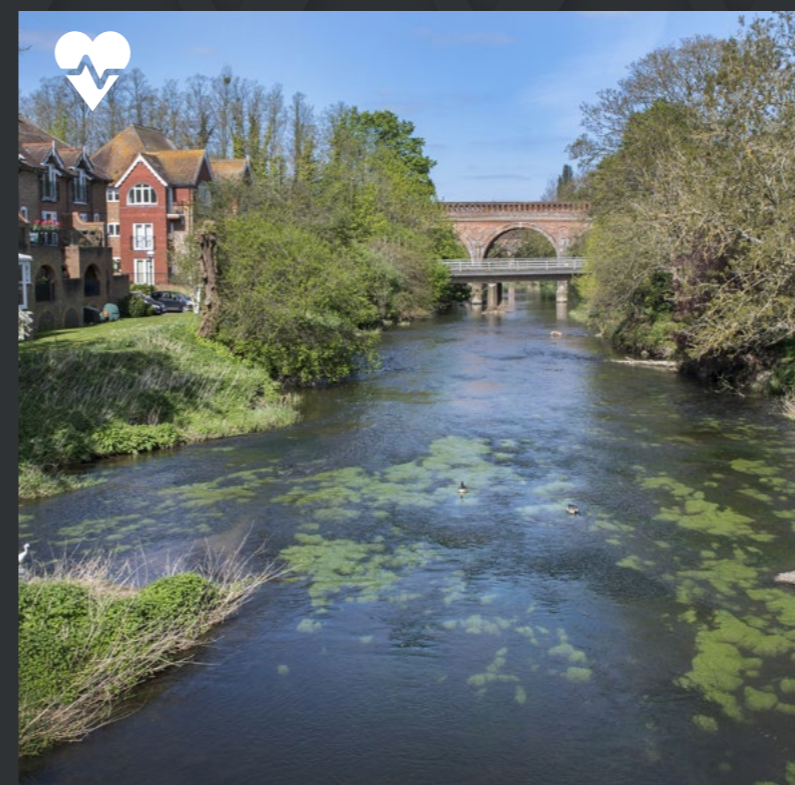
Kings Court is conveniently situated on Kingston Road close to the train station and town centre.

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



**TIM HODGES**  
tim.hodges@shw.co.uk  
07818 514403

**BILLY QUELCH**  
billy.quelch@shw.co.uk  
07827 806899



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

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

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. July 2026