



Unit B Imperial Park

Randalls Way, Leatherhead, KT22 7TA

Mid-Terrace Trade Counter / Warehouse Unit

11,587 sq ft
(1,076.47 sq m)

- 6.5m eaves height
- Rising to 7.5m at apex
- 1 level access loading door
- 27 car parking spaces
- Established Estate
- Kitchen facilities
- Trade Counter
- Adjacent to Howdens
- Close proximity to J9 M25
- Close to Leatherhead Town Centre

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Summary

Available Size	11,587 sq ft
Rent	£190,736 per annum
Rates Payable	£96,000 per annum
Rateable Value	£200,000
Service Charge	Available on application
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

The unit is of steel frame construction with ground floor trade counter and ancillary offices together with shower, WCs and kitchen facility. In addition there is separate access to first floor offices.

The unit has a panelled loading door and clear warehouse with internal height of 6.5m to underside of haunch rising to 7.5m at the ridge. The unit benefits from 27 car parking spaces.

Location

Imperial Park on Randalls Way is a short walk from Leatherhead railway station, offering a fast and frequent service to London Waterloo and Victoria with a journey time of just over 45 minutes.

There is easy access to Junction 9 of the M25 providing connection to the national motorway network, with Heathrow Airport 25 miles and Gatwick Airport only 21 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	10,401	966.28
1st	1,186	110.18
Total	11,587	1,076.46

Viewings

Strictly by appointment via the sole joint agents.

Terms

The unit is available by way of a lease assignment or a new lease direct from the landlord on terms to be agreed.

The current lease expires in April 2033 and there is a rent review in April 2028.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



Viewing & Further Information



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