



ARC LEATHERHEAD

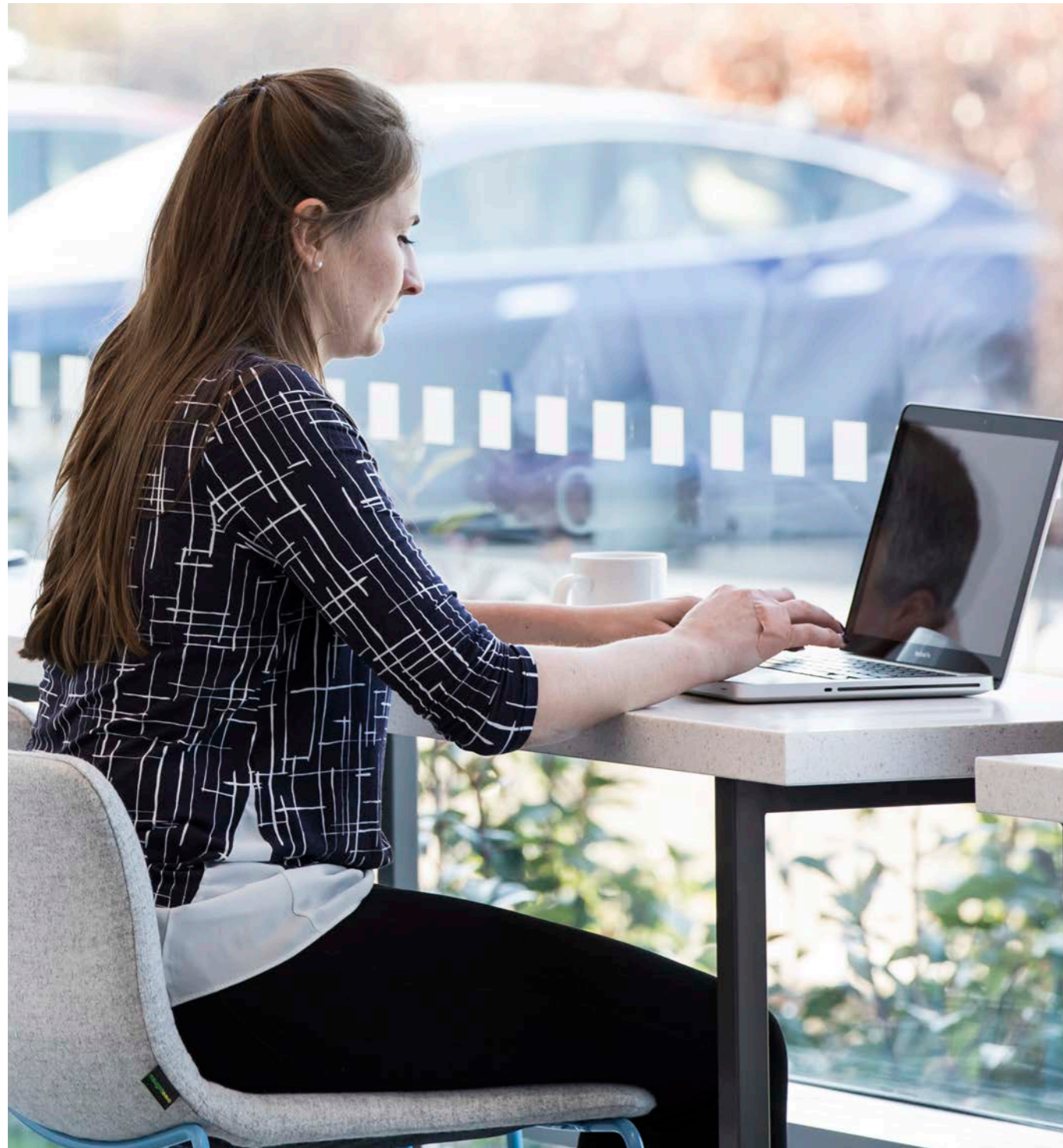
KT22 7NL





The double height reception area provides a light and inviting welcome to the building with contemporary finishes, modern furniture and feature lighting.





The building is set in beautifully landscaped grounds close to major motorway and rail networks. The ground floor of the building has undergone major refurbishment and has achieved BREEAM 'Very Good' and EPC 'B' (39).

- New VRF air conditioning system
- New LED lighting with daylight sensors and PIR
- New metal tile suspended ceilings
- Raised access floor
- New remodelled reception area with coffee station
- New revolving doors to main entrance
- New WCs with high quality contemporary fittings
- New landscaping to feature central courtyard area with seating
- Car parking ratio of 1:230 | 75 spaces
- Electric car charging points
- Showers and changing/drying area with lockers
- New covered cycle storage

The reception has been designed to provide a collaborative touchdown and a breakout space for staff and an appealing environment for all visitors. The railway carriage and high bench seating all have in built power points, and the luxury Scanomat coffee machine provides freshly ground quality coffee controlled via the integrated iPad.

The park is home to other major corporate occupiers including Unilever, KBR and CGI Group.







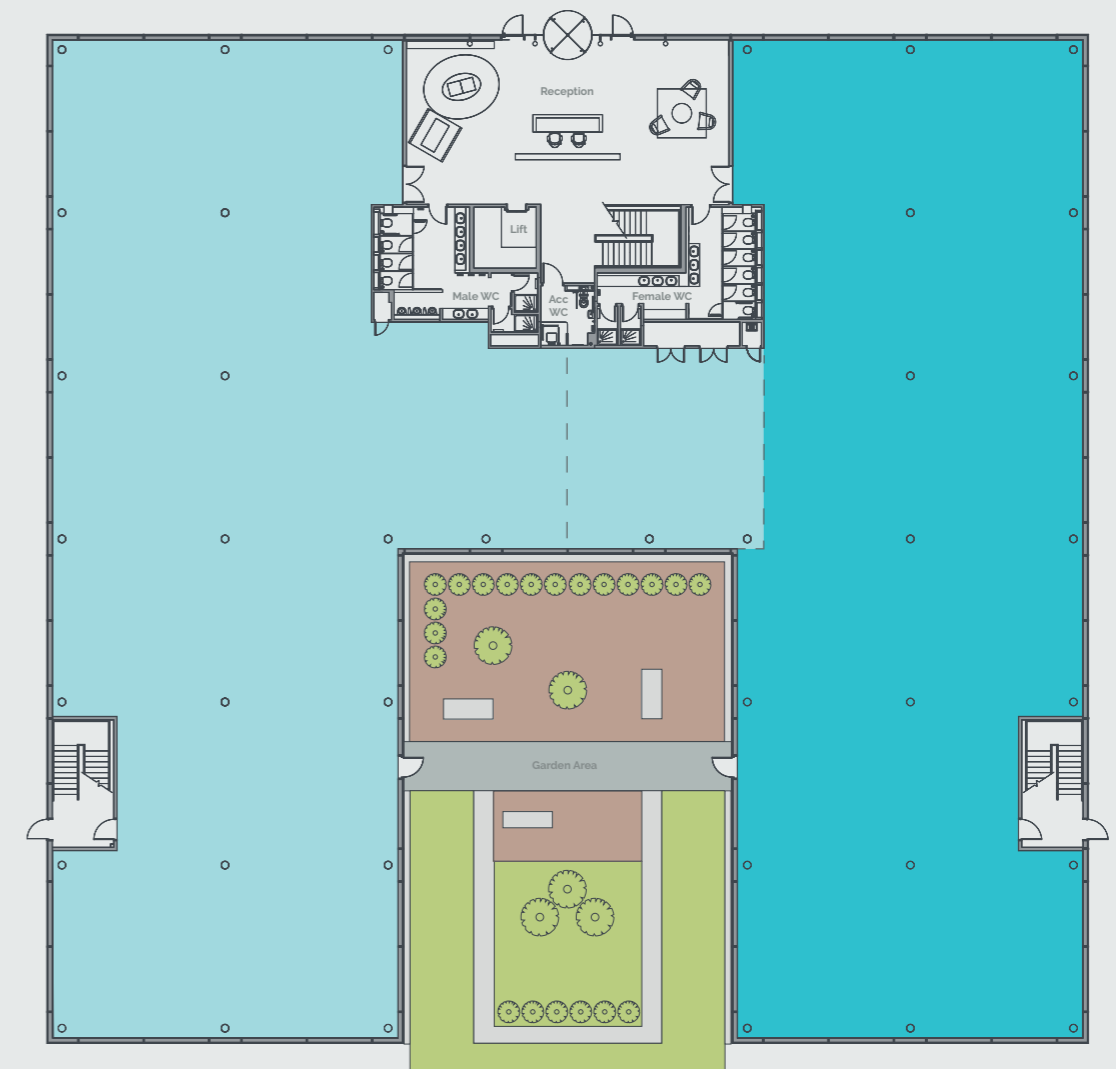
To promote green transport and sustainability the building also provides electric car charging points, together with showers, a changing room with lockers and drying area.

GROUND FLOOR PLAN

GROUND FLOOR - (IPMS 3)
TO LET 7,466 SQ FT - 17,209 SQ FT

The floor has two entrances from the main reception and can be subdivided to meet a range of size requirements from 7,466 sq ft.

The floor plan indicates sub-division options of 7,466 sq ft, 8,362 sq ft and 9,324 sq ft, all with direct access to the landscaped outdoor amenity area.



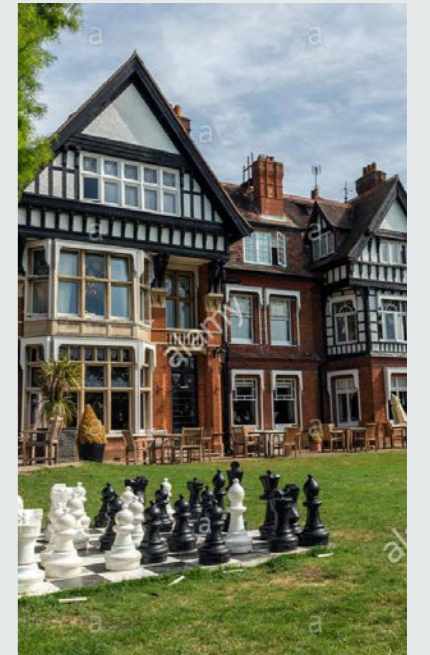
* Indicative floor plan. Not to scale.



The newly landscaped south facing courtyard garden has direct access from the offices, providing a welcome and relaxing wellness area together with appealing garden views from inside the office.



Leatherhead town centre offers an excellent range of retail and leisure facilities including Waitrose, a Nuffield Health Club and The Swan Shopping Centre, together with a wide variety of restaurants, cafés and bars catering for every convenience.



Nearby Cobham boasts a variety of quality restaurants including The Ivy Cobham Brasserie, Loch Fyne and Cote Brasserie, plus a thriving High Street of independent and multiple retailers.

The area also benefits from a wide range of hotels to accommodate visiting colleagues and provide excellent conference venues.

Leatherhead is a historic market town and key commercial centre located in the heart of the affluent county of Surrey.

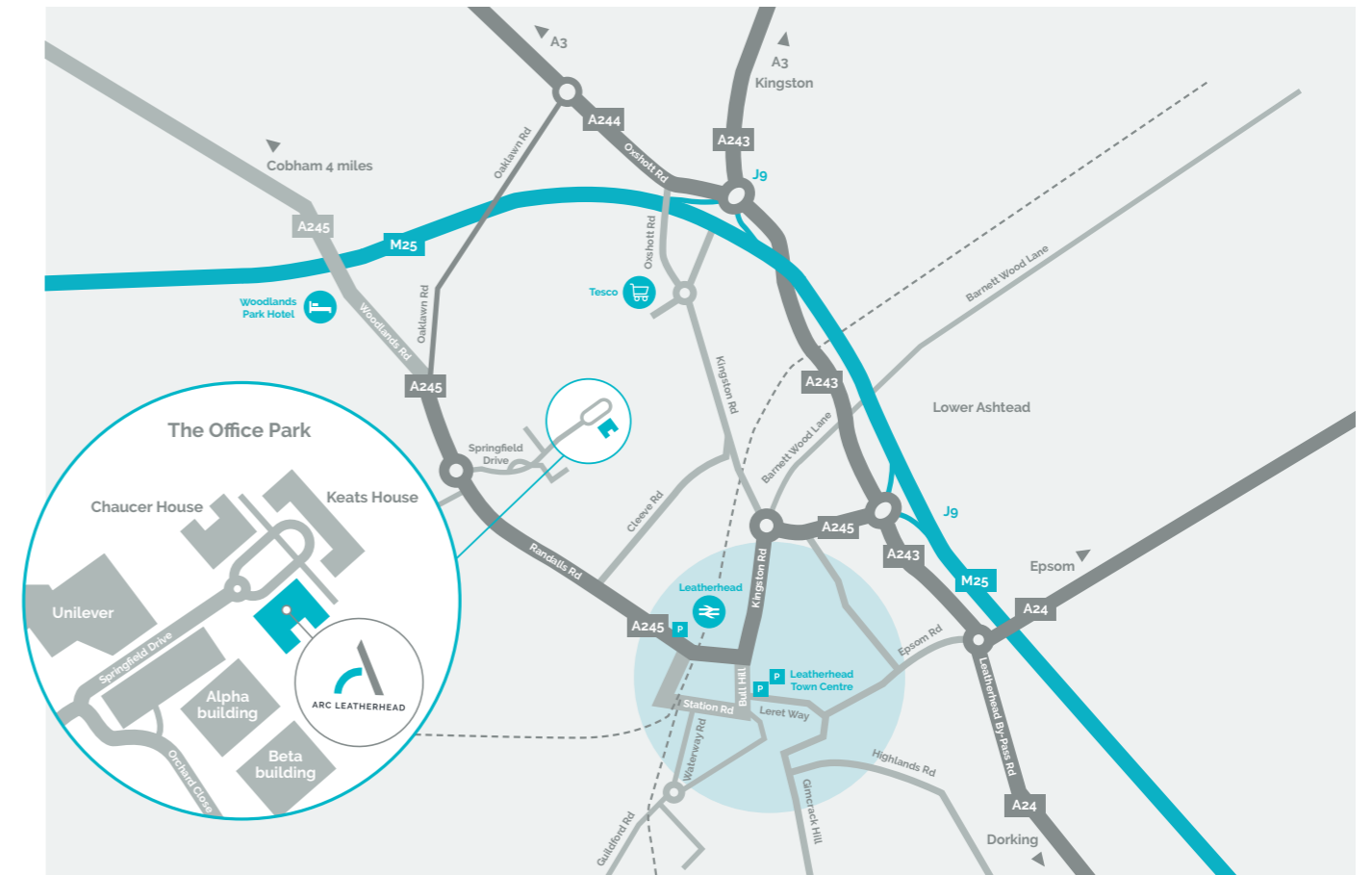
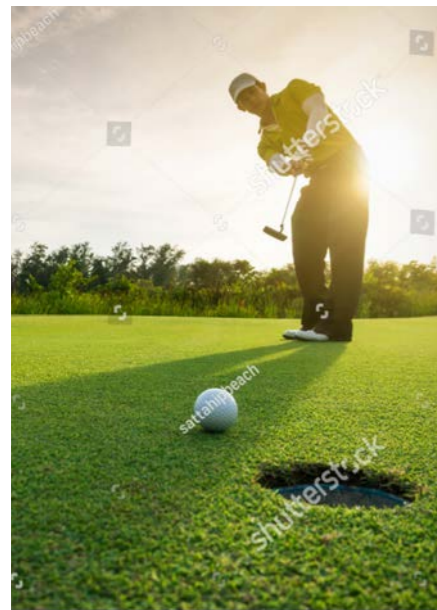




Arc Leatherhead offers the perfect life/work balance for your business and staff to thrive.

For more extensive sporting pursuits Leatherhead Leisure Centre provides a wide range of facilities set amongst acres of mature parkland.

The area also boasts top level golf courses and some of the best cycling and walking routes around the beautiful Surrey Hills.



Road

Arc Leatherhead is approximately 2.5 miles from Junction 9 of the M25 London orbital motorway and close to the A24 which provides excellent access to London and the south coast.

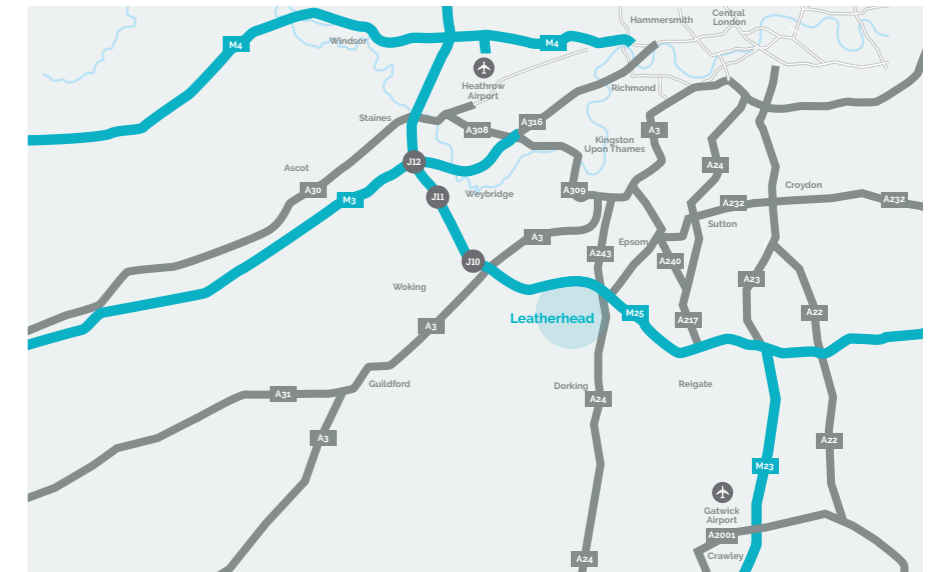
Train

Leatherhead is well connected by train with up to four direct services to and from London every hour with a journey time from 41 minutes*.

There are also direct services to other nearby towns including Guildford and Epsom with direct links to Reigate, Redhill, Croydon and Gatwick Airport.

Air

Leatherhead is located within easy reach of both Heathrow and Gatwick airports, being 19.2 miles and 24 miles away respectively*.



Journey Times

Leatherhead train station: 5 minutes by car

Leatherhead town centre: 6 minutes by car

M25 Junction 9: 8 minutes by car

Guildford: 26 minutes by car | 22 minutes by train

London Waterloo: 41 minutes by train

London Gatwick: 25 minutes by car | 41 minutes by train

London Heathrow: 29 minutes by car | 117 minutes by train

*The Trainline; Google Maps. Approximate fastest times.

Terms

Available on a new FRI lease for a term by arrangement direct from the landlord. Rent upon application.

A development by LaSalle Investment Management.



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