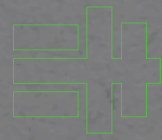


ERMYN HOUSE LEATHERHEAD



ERMYN WAY, LEATHERHEAD, SURREY, KT22 8UX

✓ ERMYN HOUSE PROVIDES STRIKING CAMPUS-STYLE OFFICES SET IN MATURE LANDSCAPED GROUNDS

Ermyn House was originally constructed in the 1990s as the headquarters of Esso (now Exxon) and comprises a single building over ground and two upper floors, with existing occupiers onsite including Exxon and Premium Credit.

The property is located discreetly in beautiful wooded grounds just north of Leatherhead, but is only moments from Junction 9 of the M25, providing easy access to the wider motorway network, airports and central London.





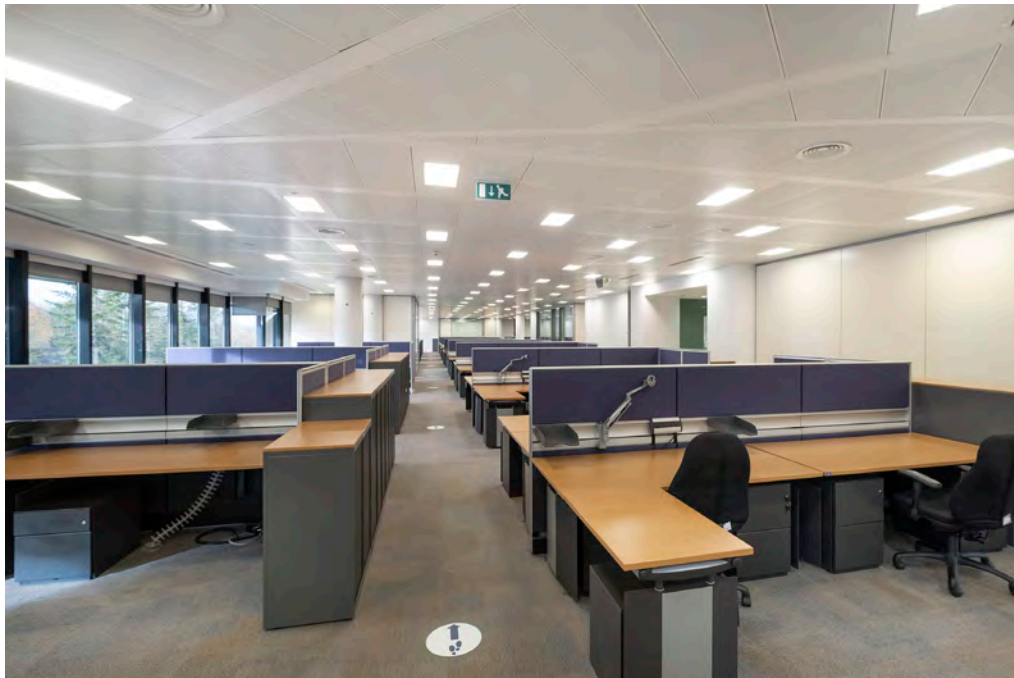
✓

THE STRIKING CENTRAL ATRIUM AND SIZEABLE RECEPTION AREA PROVIDE REAL CORPORATE PRESTIGE

The property is arranged around a triple-height glazed atrium with galleried landings, providing the centrepiece of the building and offering generous communal spaces for occupiers, including a café and informal seating areas.

The main reception is large and reflects the corporate prestige Ermyn House can offer to incoming occupiers. Offices can be offered inclusive of furniture packages, subject to terms.





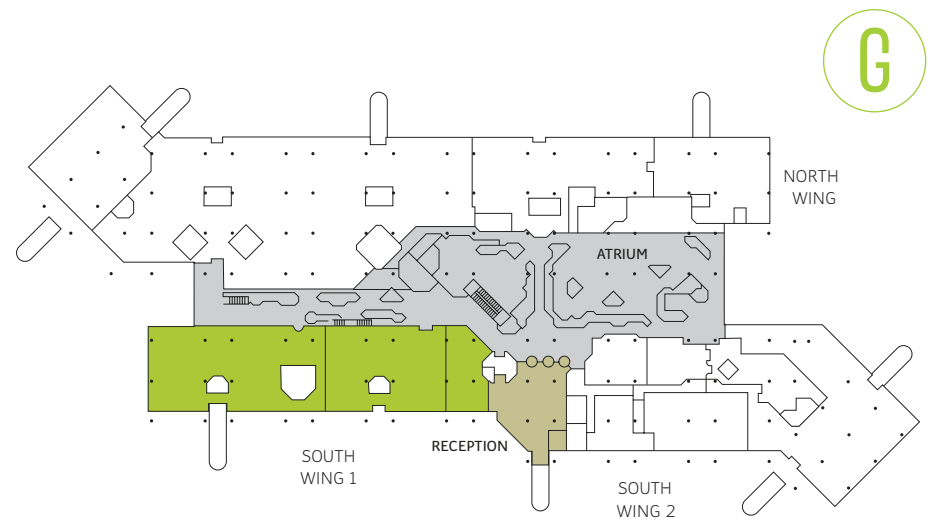
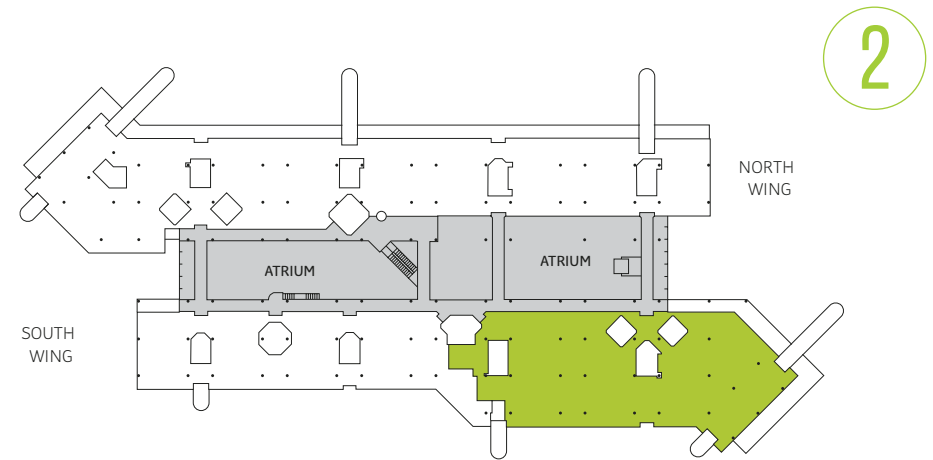
Availability (IPMS3 approx)

Ground Floor South 1	11,537 sq ft	(1,071.82 sq m)
Second Floor South 2	15,937 sq ft	(1,480.60 sq m)
Total	27,474 sq ft	(2,552.42 sq m)

Requirements can be accommodated from upwards of 5,000 sq ft.

The property has an exceptional parking ratio of 1:241 sq ft approx, with additional licences spaces potentially available by separate agreement.

Ermyn House has an EPC rating of D(76).





✓
SUPERB ON-SITE
AMENITIES ARE AVAILABLE
TO OCCUPIERS AT
ERMYN HOUSE

As befits a large, multi-occupied campus, the property can offer a range of amenities to occupiers including a restaurant, café, shop and fitness studio/gym (membership by separate agreement).





Restaurant, café & shop



Gym



Car parking ratio 1:241 sq ft



Full height glazed atrium



Double glazing



LED lighting



WCs on all floors



Four pipe fan-coil
air conditioning



Full raised access floors



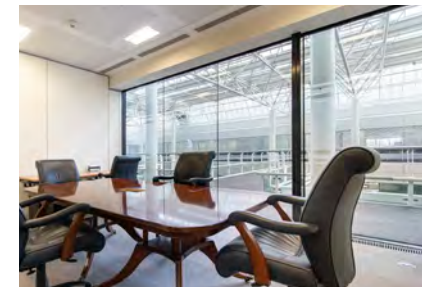
Suspended ceilings



Four passenger lifts and
four escalators



Floor to ceiling height of
approximately 3m



A WEALTH OF LEISURE OPPORTUNITIES LIE WITHIN EASY REACH OF ERMYN HOUSE

Leatherhead lies conveniently midway between London's two principal airports, Heathrow and Gatwick (both via the M25).

Closer at hand there are many opportunities for leisure, recreation and shopping, including Epsom Racecourse, Surrey Hills for biking and walking, and numerous golf clubs.

Leatherhead town centre is only 1 mile to the south and provides a strong range of local shopping, supermarkets, pubs and restaurants.



1



2



3

- 1: Tesco Leatherhead Town Centre
- 2: Waitrose Leatherhead Town Centre
- 3: Picturesque areas with the town
- 4: A variety of pubs within the surrounding area
- 5: High quality golf courses all within a short drive.
- 6: Close to Epsom Racecourse and the town centre
- 7: Box Hill, renowned for its cycle routes



4



6



5



7



UNDER 2 MILES

TO JUNCTION 9
OF THE M25
MOTORWAY

6 TRAINS

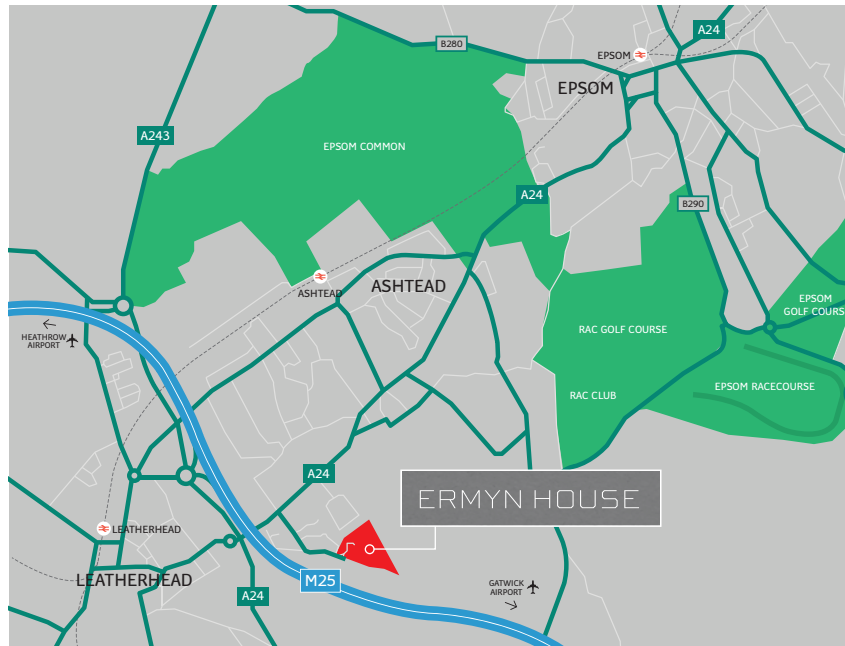
PER HOUR TO
CENTRAL LONDON

1.3 MILES

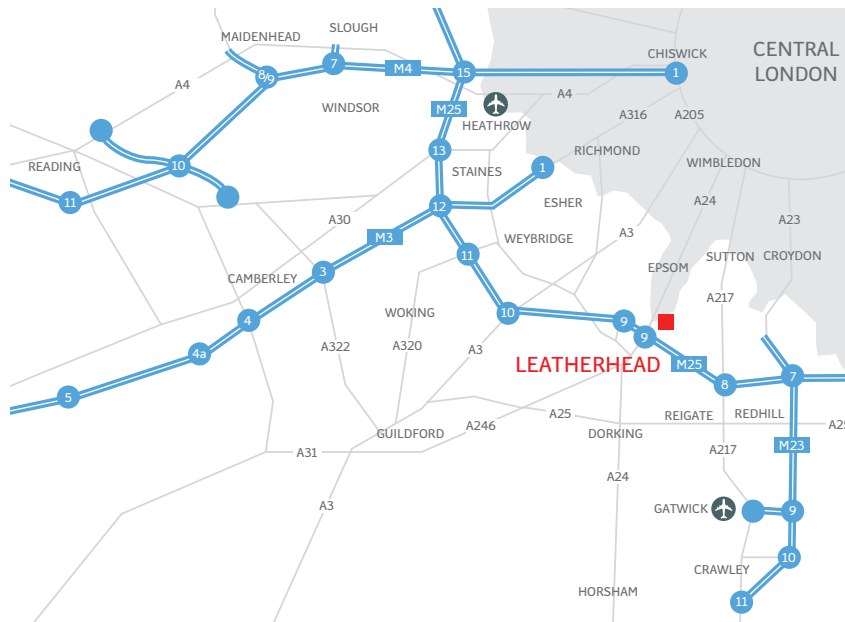
TO LEATHERHEAD
TOWN CENTRE
& ITS AMENITIES

22 MILES

TO LONDON
GATWICK AIRPORT



SAT NAV REF: KT22 8UX



IDEALLY LOCATED FOR M25 ACCESS AND RAIL CONNECTIONS

Ermyn House lies immediately adjacent to Junction 9 of the M25, providing swift access to the rest of Surrey and the motorway network beyond.

Central London can be reached via the A24, the A3 or by rail from Leatherhead or Ashtead stations, which connects with the London Underground (District Line) at Wimbledon. Proposals to bring Crossrail 2 as far as Epsom in due course will markedly reduce journey times to Central London and beyond.



By Rail

From Leatherhead Station to:

London Gatwick	38 mins
London Waterloo	44 mins
London Victoria	44 mins
London Bridge	50 mins



By Road


From Ermyn House to:

M25 (Junction 9)	Within 2 miles
Leatherhead Town Centre	1.3 miles
Ashtead	1.4 miles
Dorking	4 miles
Epsom	4 miles
Guildford	14 miles
Central London	17 miles
London Heathrow	21 miles
London Gatwick	22 miles

ERMYN HOUSE



LEATHERHEAD

 ermynhouse.co.uk

VIEWING

By prior arrangement through the joint agents.

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