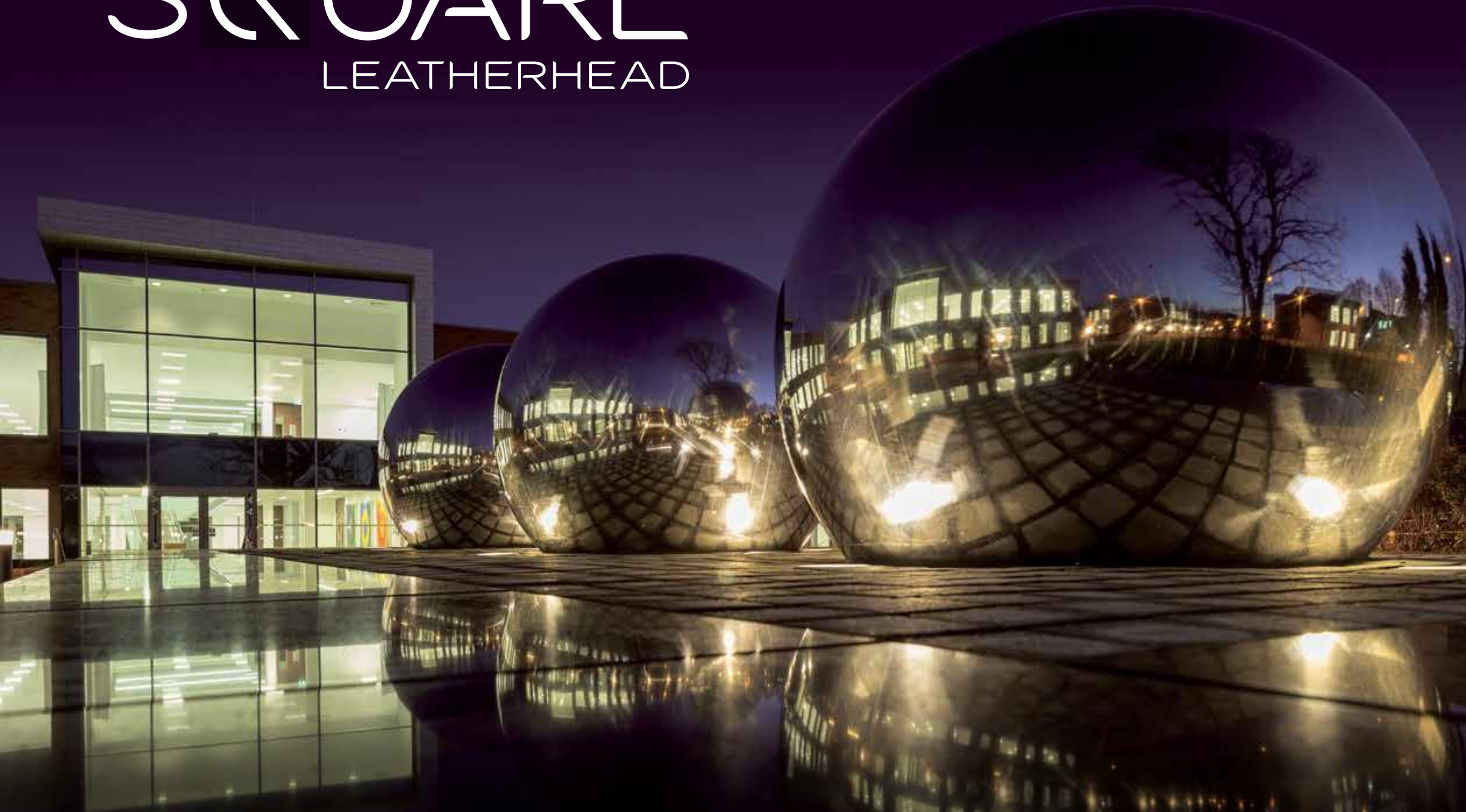


THE  
SQUARE  
LEATHERHEAD



A striking new business quarter designed to enhance the working lifestyle





# WITHOUT EQUAL IN THE SOUTH EAST







## THE SQUARE HAS EVERYTHING TODAY'S CORPORATE OCCUPIER COULD ASK FOR:

- Four stunning grade A headquarter office buildings set around a central amenity square.
- Low running costs – the first EPC A rated buildings in the South East.
- The latest specification – prominent entrances, large efficient floorplates and high specification finishes including metal ceilings and LED lighting.
- Generous parking – on site parking is allocated at 1:245 sq ft net.
- The perfect location – just a few minutes walk to the town centre and station and only 2 miles from the M25.





# THE SQUARE

The Square comprises four stunning office buildings ranging in size from 10,010 sq ft up to 31,568 sq ft and totalling 68,851 sq ft.

The Square is the first speculative development in the South East to achieve an EPC A rating. The buildings incorporate energy efficient design and technology to minimise running costs together with regular shaped efficient floor plates to maximise occupational flexibility.

The scheme benefits from an exceptional car parking provision of 269 spaces, a ratio of 1:245 sq ft. However, the landscaping has been designed to reduce the impact of car parking on the external environment with the creation of an avenue connecting the main entrance to a central amenity space forming a focal point at the centre of the scheme.





# QUALITY SPECIFICATION

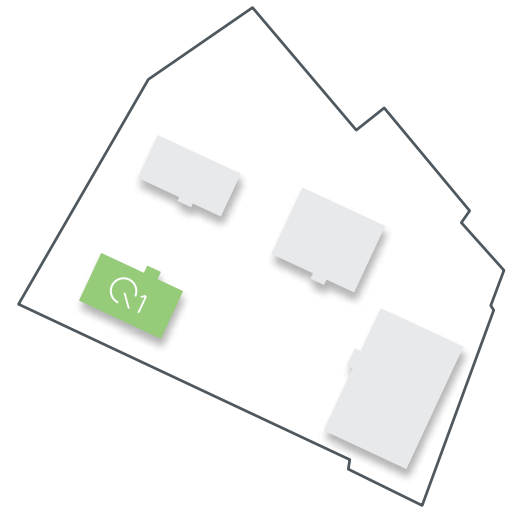
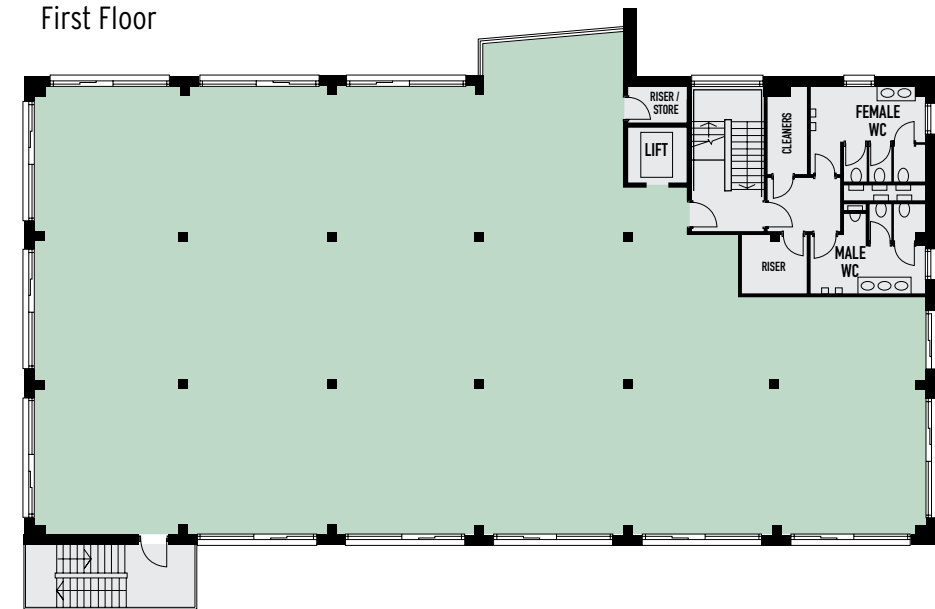
- Prominent feature entrances to all buildings
- Two glazed atria and a feature staircase in Q4
- Central external amenity space incorporating bench seating
- BREEM rating of 'Very Good' and EPC 'A'
- VRF air conditioning incorporating heat recovery system
- Full access raised floors
- Metal tile suspended ceilings incorporating LED lights with PIR and daylight dimming
- Shower facilities within all buildings
- 269 on site car parking spaces (1:245 sq ft)
- Cycle parking



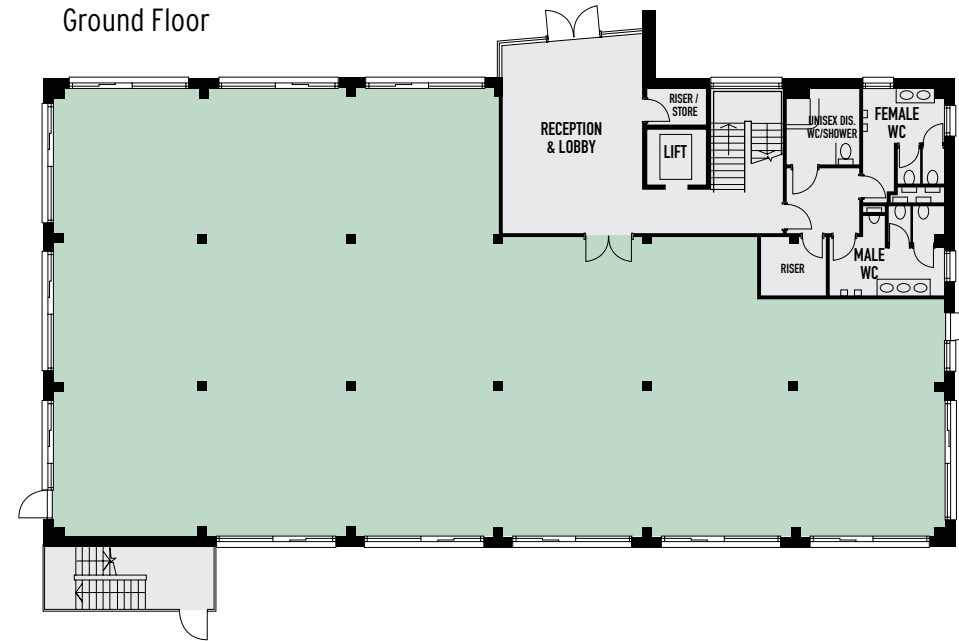




First Floor



Ground Floor

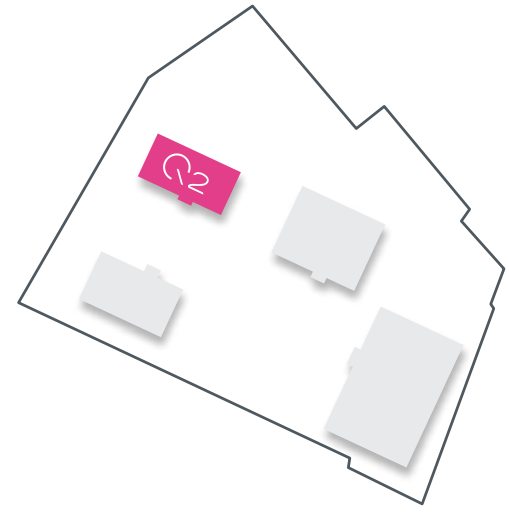


**Net Internal Floor Areas**

Floor	sq m	sq ft	Parking
First	471	5,066	
Ground	423	4,552	
Reception	36	392	
<b>Total</b>	<b>930</b>	<b>10,010</b>	<b>39 spaces</b>





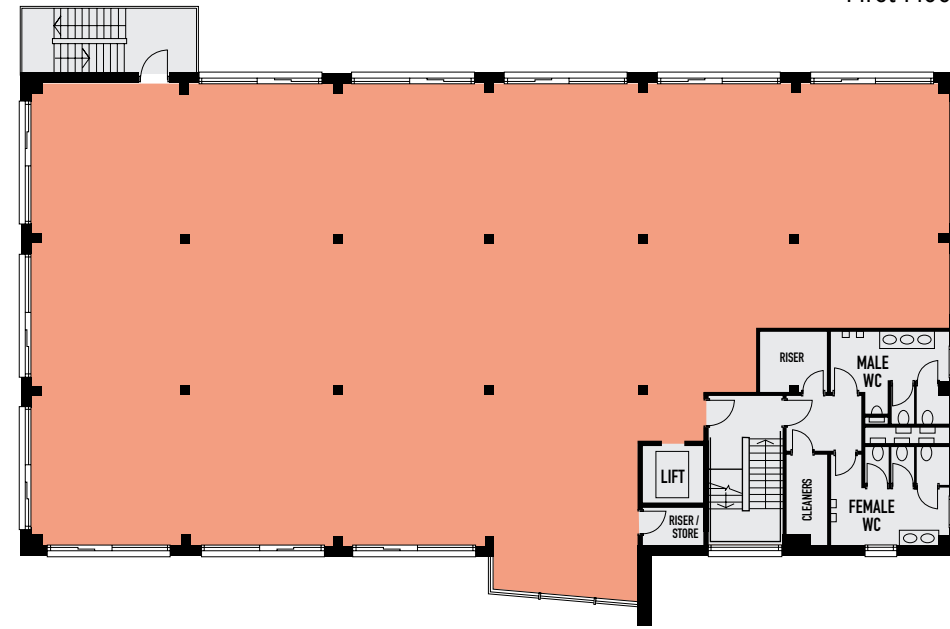


**Net Internal Floor Areas**

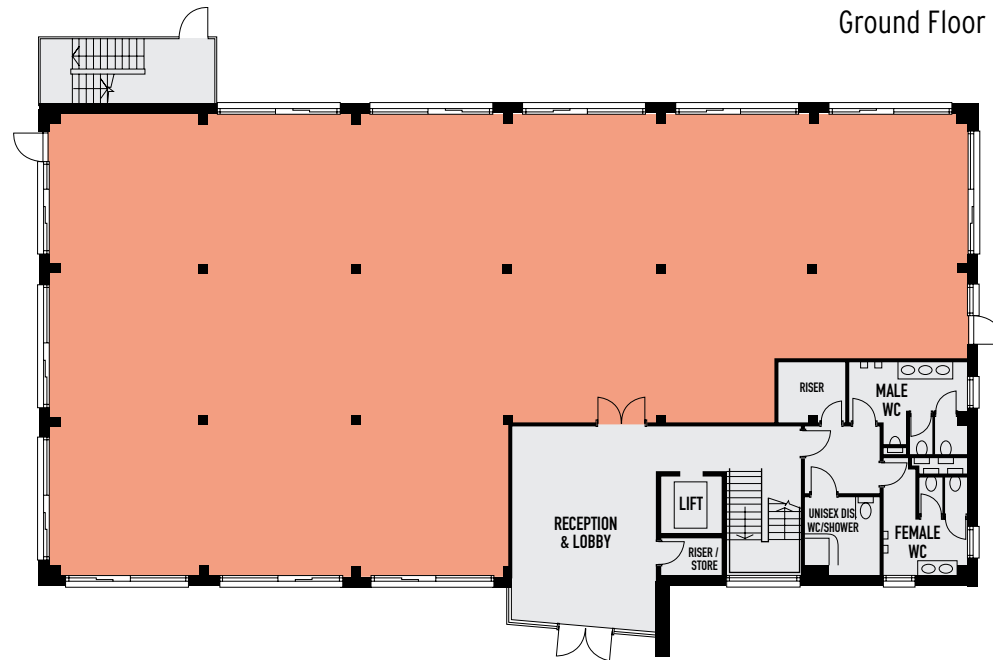
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First Floor



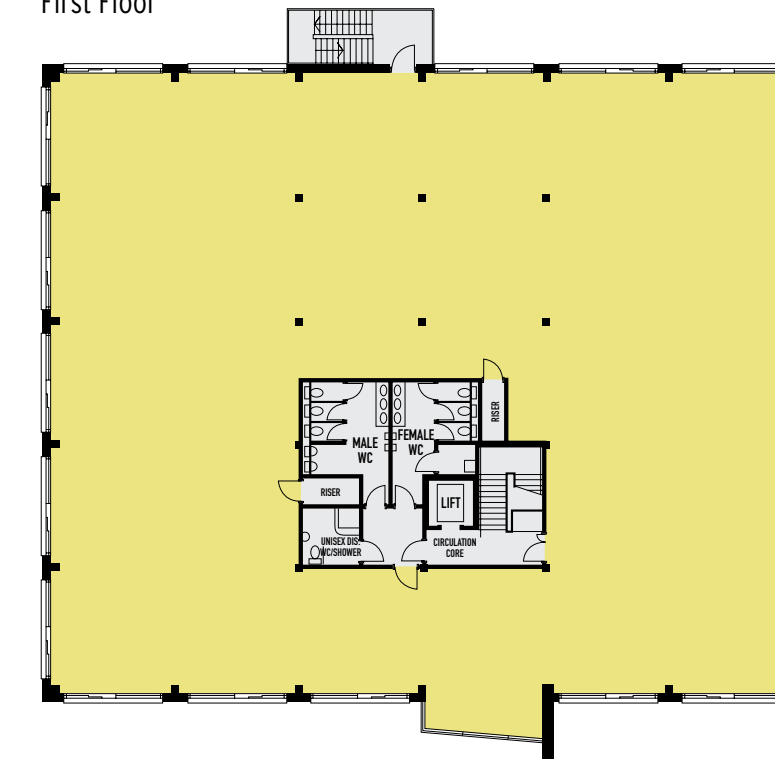
Ground Floor



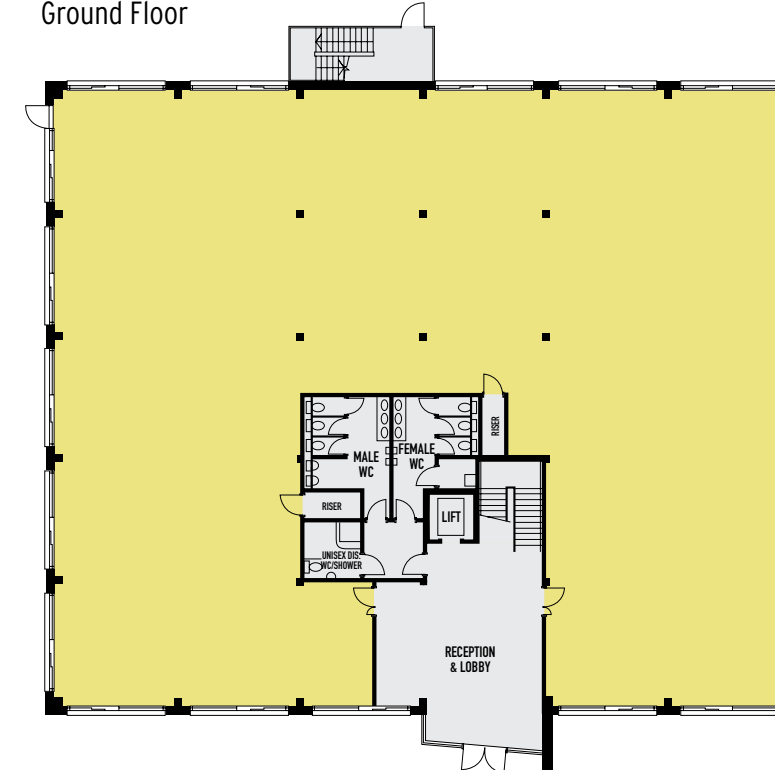




First Floor



Ground Floor

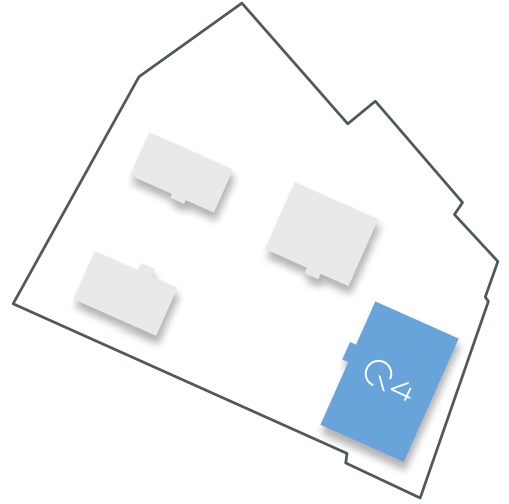
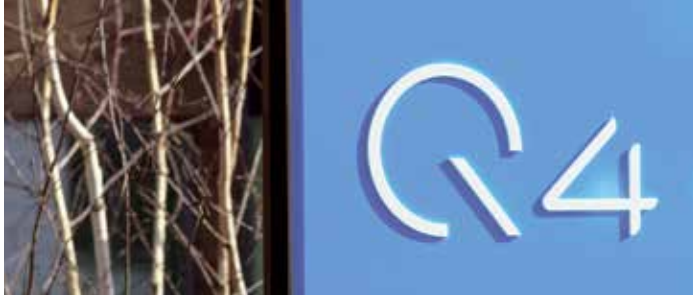


**Net Internal Floor Areas**

Floor	sq m	sq ft	Parking
First	803	8,644	
Ground	743	8,002	
Reception	57	616	
<b>Total</b>	<b>1,604</b>	<b>17,262</b>	<b>68 spaces</b>





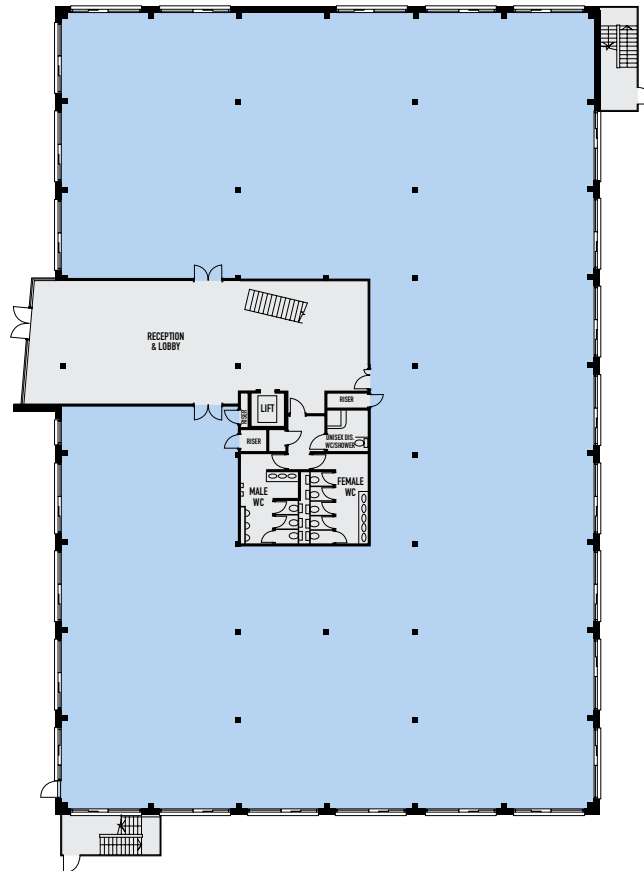


**Net Internal Floor Areas**

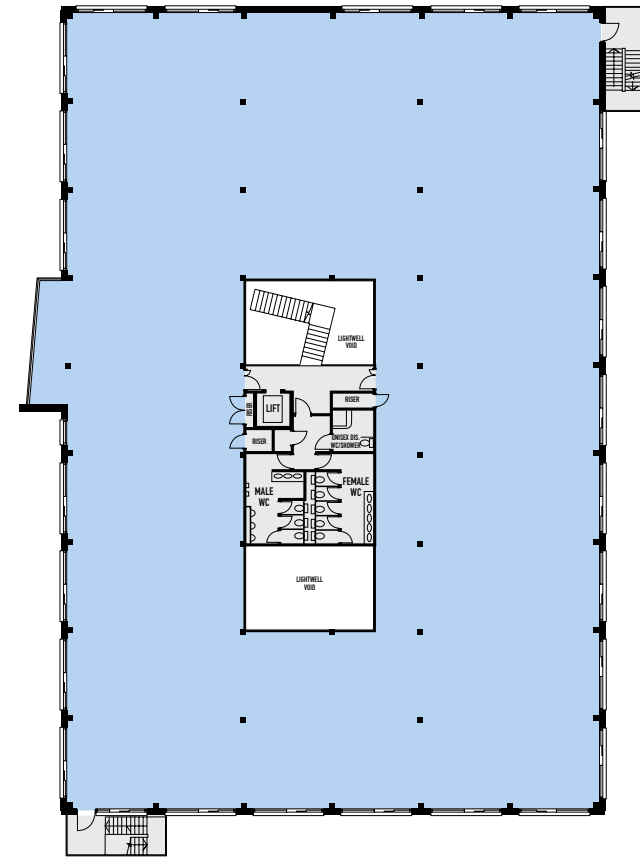
Floor	sq m	sq ft	Parking
First	1,426	15,349	
Ground	1,360	14,639	
Reception	147	1,580	
<b>Total</b>	<b>2,933</b>	<b>31,568</b>	<b>123 spaces</b>



Ground Floor



First Floor





# QUICK CONNECTIONS

Leatherhead is located in the prosperous county of Surrey, approximately 21 miles south west of London and 17 miles north east of Guildford. This historic market town benefits considerably from its close proximity to the M25 and consequently the ease with which the rest of the south east of England is accessible through the national motorway network.

Rail communications to Central London are also fast and efficient with 7 peak departures per hour from Leatherhead railway station to London with a journey time of just over 45 minutes. Heathrow Airport (25 miles) and Gatwick Airport (21 miles) provide excellent access to air transport.

## BY ROAD

M25, Junction 9	<b>2 miles</b>
Leatherhead town centre	<b>1.2 miles</b>
Redhill	<b>13 miles</b>
Croydon	<b>15 miles</b>
London	<b>21 miles</b>
Guildford	<b>17 miles</b>
Gatwick	<b>21 miles</b>
Heathrow	<b>25 miles</b>
Staines	<b>21 miles</b>
Slough	<b>25 miles</b>
Dartford	<b>38 miles</b>

## BY RAIL

London Waterloo	<b>46 minutes</b>
London Victoria	<b>47 minutes</b>
Clapham Junction	<b>34 minutes</b>
Wimbledon	<b>27 minutes</b>
Epsom	<b>8 minutes</b>
Guildford	<b>29 minutes</b>

SOURCE: Road: michelin.com, Rail: nationalrail.co.uk





# BECOME ACQUAINTED



1. LEATHERHEAD RAILWAY STATION
2. M25 JUNCTION 9
3. LEATHERHEAD TOWN CENTRE
4. UNILEVER
5. HALLIBURTON KBR
6. LOGICA
7. ERA
8. PIRA
9. TEOCO
10. LEATHERHEAD FOOD RESEARCH
11. WATES
12. MNPA
13. SURREY COUNTY COUNCIL
14. HARSCO

# QUALITY ENVIRONMENT



Leatherhead is within The Mole Valley District of Surrey which has a population of approximately 81,100 people, with 42,000 of these residing in Leatherhead itself. Further to this Leatherhead has a larger employment catchment of some 179,000 people within a twenty minute drive time.

Leatherhead is a prosperous town with an above average number of highly skilled professional employees at 64.4%, compared with 46.18% in the South East and 41.9% nationally.









[www.thesquare-leatherhead.com](http://www.thesquare-leatherhead.com)

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