

TO LET - OFFICE

THE SQUARE

Randalls Road, Leatherhead, KT22 7RY



Key Highlights

- 4,552 to 19,862 sq ft
- Two glazed atria and a feature staircase in Q4
- BREEAM rating of 'Very Good' and EPC 'A'
- Full access raised floors
- Prominent feature entrances to all buildings
- Central external amenity space incorporating bench seating
- VRF air conditioning incorporating heat recovery system
- Metal tile suspended ceilings incorporating

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Description

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.

Location

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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Building Q4	6,094	566.15	Available
Ground - Building Q1	4,552	422.89	Available
1st - Furnished	9,216	856.19	Available
Total	19,862	1,845.23	

Business Rates

Rates payable: £11.56 per sq ft



Contact

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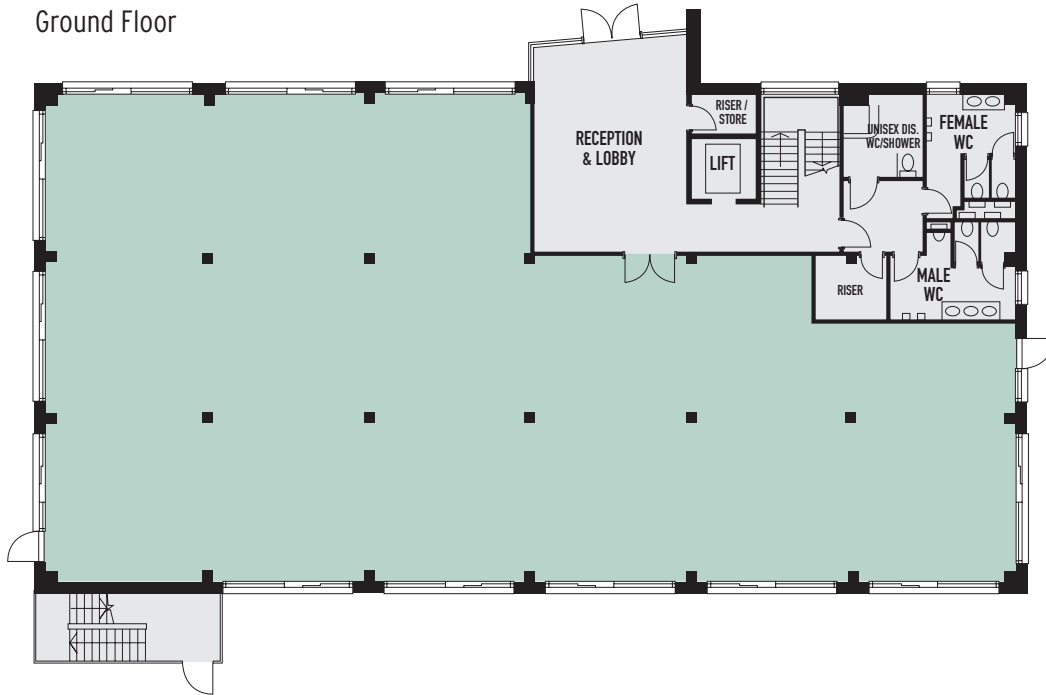
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Ground Floor



First Floor

