

LEATHERHEAD



UNIT B IMPERIAL PARK

HIGH QUALITY WAREHOUSE/PRODUCTION UNIT WITH SUPERB OFFICES

12,790 sq.ft. (1,188

Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com

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LOCATION:

Imperial Park is situated in a tranquil and secure business park setting on the Randalls Research Park just off Randalls Road, close to Leatherhead town centre and the M25.

- M25 Junction 9 1.5 miles.
- Heathrow 12 miles.
- Gatwick 11 miles.
- A3 5 miles.
- Leatherhead Station 1 mile.

DESCRIPTION:

A high quality modern mid-terrace warehouse/production unit with first class offices and superb reception area:-

AMENITIES:

- Three phase power.
- 6 m clear internal height.
- Fully fitted quality offices.
- Excellent loading.
- Landscaped environment
- 27 car parking spaces.
- Security controlled yard.

FLOOR AREAS: (Gross Internal Approx)

	sq.ft.	sq.m
Warehouse	10,060	939
Offices (inc mezz)	2,730	253
TOTAL	12,790	1,188



TENURE:

An assignment of the existing full repairing and insuring lease which has approx 8 years unexpired. Alternatively a new lease for a term to be agreed with the Landlord.

RENT:

Full details on application

SERVICE CHARGE:

£6,475 per annum (2007/8)

RATEABLE VALUE:

£132,000.

VIEWINGS:

At short notice via the agents:

EPC: An Energy Performance Certificate is in the process of being obtained



Jonathan Hillman
Matthew Wythers



Dick Hawkes

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