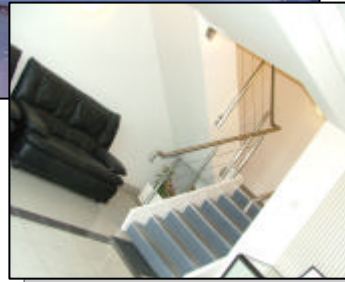


LEATHERHEAD



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

Jonathan Hillman

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Matthew Wythers

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Mary Ottey

mo@bridgerbell.com

Tel: 01273 700000

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

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3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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