



ARC LEATHERHEAD

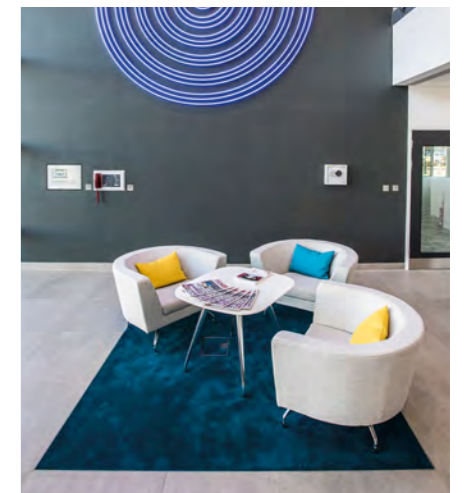
KT22 7NL



8,561 sq ft - 25,621 sq ft
arcleatherhead.com



The double height reception area provides a light and inviting welcome to the building with contemporary finishes, modern furniture and feature lighting.





The reception has been designed to provide a collaborative touchdown and breakout space for staff, and an appealing environment for all visitors. The high bench seating has built in power points, and the luxury Scanomat coffee machine provides freshly ground quality coffee controlled via the integrated iPad.



The building is set in attractive landscaped grounds close to major motorway and rail networks. The ground floor of the building has undergone major refurbishment and has achieved BREEAM 'Very Good' and EPC 'B' (39).

The first floor is to be subject to a full Grade A refurbishment to a high quality corporate and sustainable specification, including roof top PV's, an additional 13 EV car charging points and remodelled shower and changing room facilities. The target EPC post refurbishment is A (25).

The park is home to other major corporate occupiers including CGI Group, Hyundai, KBR and Unilever,

- New VRF air conditioning system
- New LED lighting with daylight sensors and PIR
- New metal tile suspended ceilings
- Raised access floor
- Remodelled reception area with coffee station
- WCs with high quality contemporary fittings
- Feature central courtyard garden area
- Car parking ratio of 1:230 sq ft approx
- Electric car charging points
- Showers and changing/drying area with lockers
- Secure covered cycle storage







To promote green transport and sustainability the building also provides electric car charging points, together with showers, a changing room with lockers and drying area.

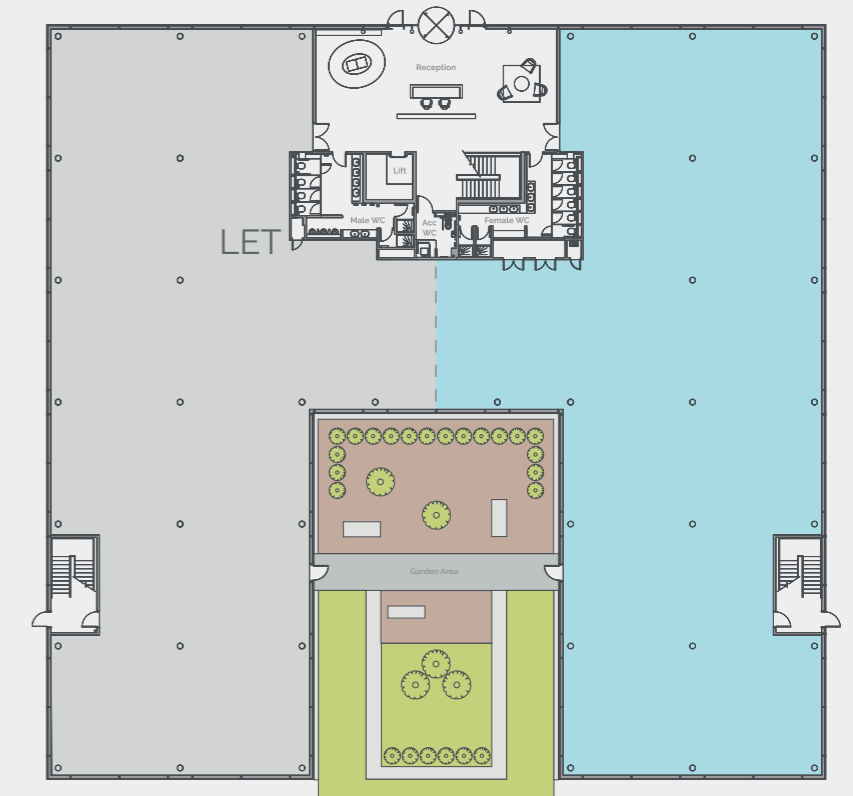
Availability 8,561 sq ft - 25,621 sq ft

GROUND FLOOR - (IPMS 3)

8,561 SQ FT

Immediately available

The remaining suite benefits from direct access to the landscaped courtyard garden providing an appealing amenity space.



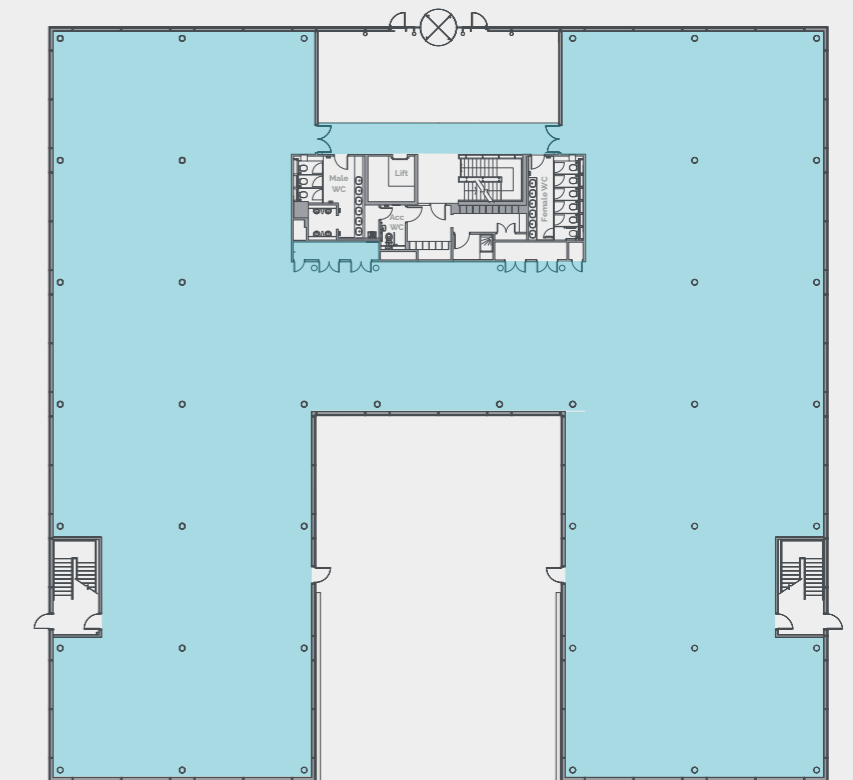
FIRST FLOOR - (IPMS 3)

17,060 SQ FT

To be refurbished

The first floor has two entrances from the galleried landing with impressive views over the main reception and excellent natural light.

Pre-let enquiries are welcome.



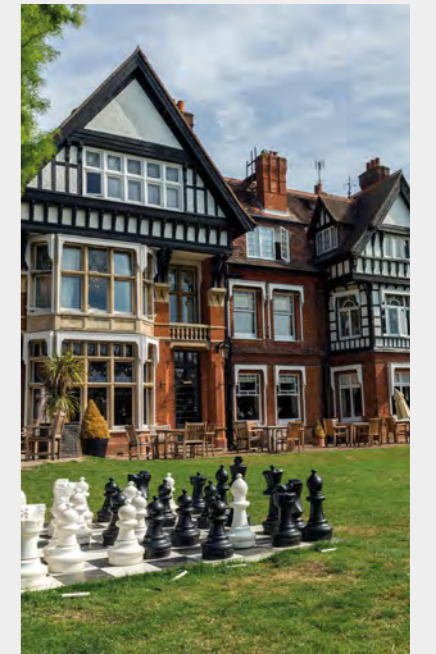
*Indicative floor plans. Not to scale.
First floor area is approximate and to be measured on completion of works.



The landscaped south east facing courtyard garden provides a welcome and relaxing wellness area together with appealing garden views from inside the office.



Leatherhead town centre offers an excellent range of retail and leisure facilities including Waitrose, a Nuffield Health Club and The Swan Shopping Centre, together with a wide variety of restaurants, cafés and bars catering for every convenience.



Leatherhead is a historic market town and key commercial centre located in the heart of the affluent county of Surrey.



Nearby Cobham boasts a variety of quality restaurants, coffee shops and delicatessen including The Ivy Brasserie, Coppa, Gails and Caffe Nero, plus a thriving High Street of independent and multiple retailers.

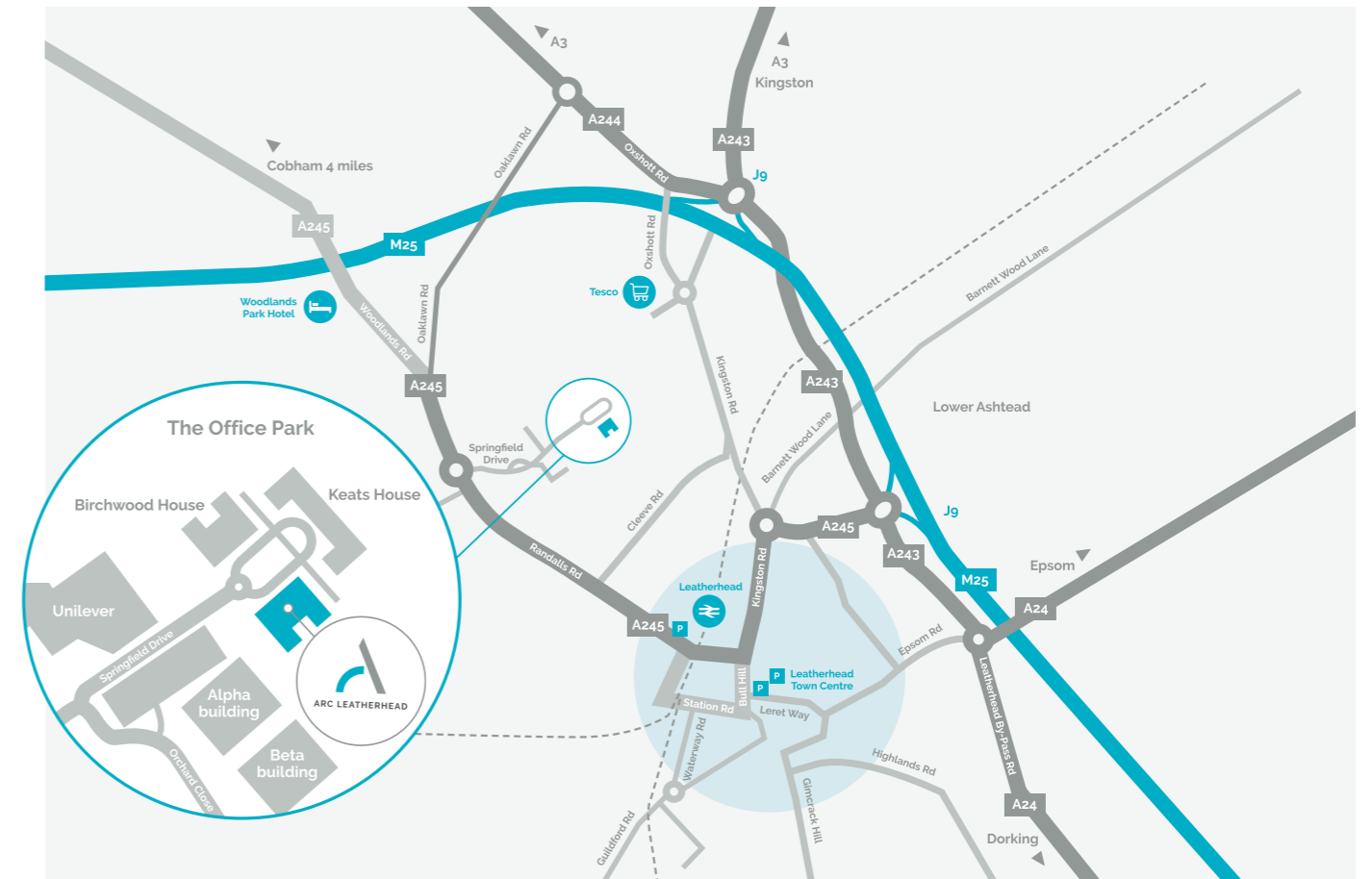
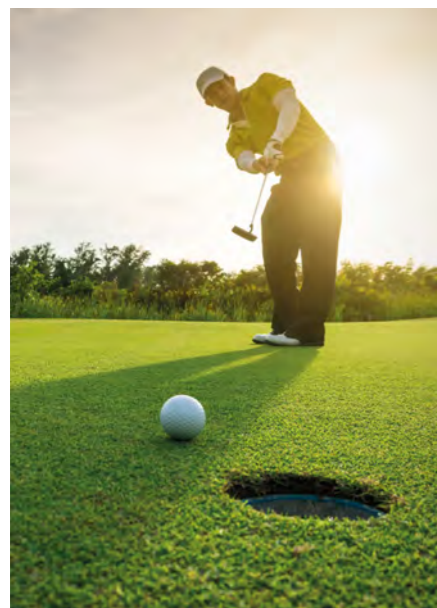
The area also benefits from a wide range of hotels to accommodate visiting colleagues and provide excellent conference venues.



Arc Leatherhead offers the perfect life/work balance for your business and staff to thrive.

For more extensive sporting pursuits Leatherhead Leisure Centre provides a wide range of facilities set amongst acres of mature parkland.

The area also boasts top level golf courses and some of the best cycling and walking routes around the beautiful Surrey Hills.



Road

Arc Leatherhead is approximately 2.5 miles from Junction 9 of the M25 London orbital motorway and close to the A24 which provides excellent access to London and the south coast.

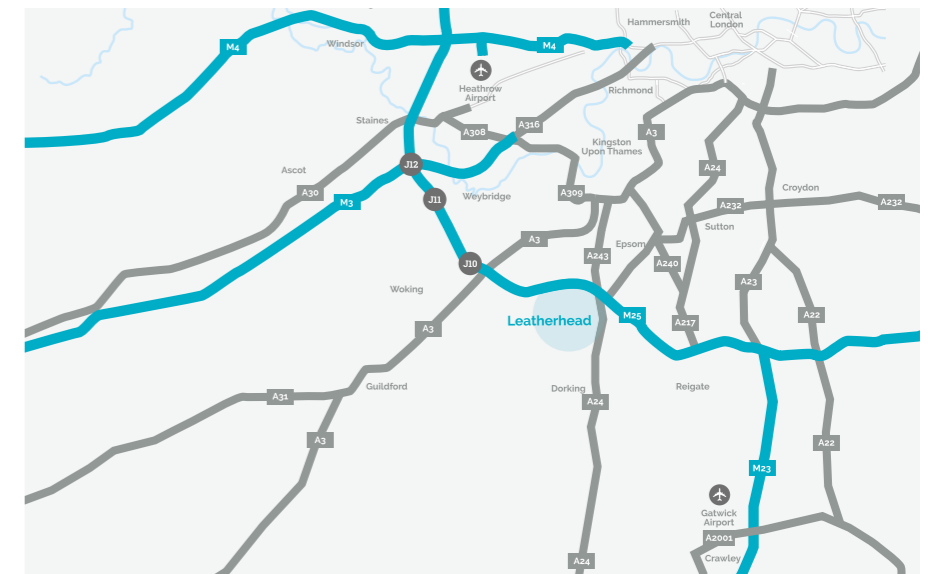
Train

Leatherhead is well connected by train with up to four direct services to and from London every hour with a journey time from 45 minutes*.

There are also direct services to other nearby towns including Guildford, Epsom and Wimbledon.

Air

Leatherhead is located within easy reach of both Heathrow and Gatwick airports, being 20 miles and 22 miles away respectively*.



Journey Times

- Leatherhead train station:** 5 minutes by car
- Leatherhead town centre:** 6 minutes by car
- M25 Junction 9:** 8 minutes by car
- Guildford:** 26 minutes by car | 25 minutes by train
- London Waterloo:** 45 minutes by train
- London Victoria:** 47 minutes by train

*The Trainline; Google Maps. Approximate fastest times and distances.

Terms

Available on a new FRI lease for a term by arrangement direct from the landlord. Rent upon application.

A development by LaSalle Investment Management.



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