



Q1 THE SQUARE LEATHERHEAD

GROUND FLOOR AVAILABLE 4,552 SQ FT / 423 SQ M

THE SPECIFICATION INCLUDES:

- Prominent feature entrance
- VRF air conditioning incorporating a heat recovery system
- Full access flooring
- Metal tile suspended ceilings
- LED lighting with PIR and daylight dimming
- High quality WCs and shower
- 19 on site car parking spaces
- Cycle parking
- BREEAM rating 'Very Good' and EPC 'A'

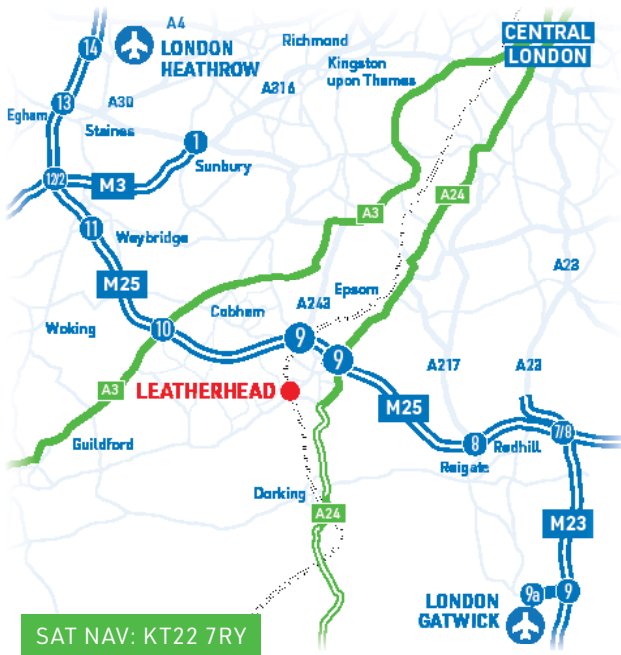


BREEAM
Very Good / EPC 'A'

THE ACCOMMODATION OFFERS STUNNING GRADE A OFFICES, SET AROUND A CENTRAL LANDSCAPED AMENITY SQUARE. THE OFFICES INCORPORATE ENERGY EFFICIENT DESIGN AND TECHNOLOGY TO MINIMISE RUNNING COSTS.



The Square is in an excellent location, a few minutes walk from the **Town Centre** and **Railway Station**, providing frequent services to **London, Guildford, Wimbledon** and **Clapham Junction**.



BY ROAD

M25, Junction 9	2 miles
Leatherhead Town Centre	1.2 miles
Redhill	12 miles
Croydon	13 miles
London	20 miles
Guildford	16 miles
Gatwick	18 miles
Heathrow	23 miles
Staines	20 miles
Weybridge	10 miles

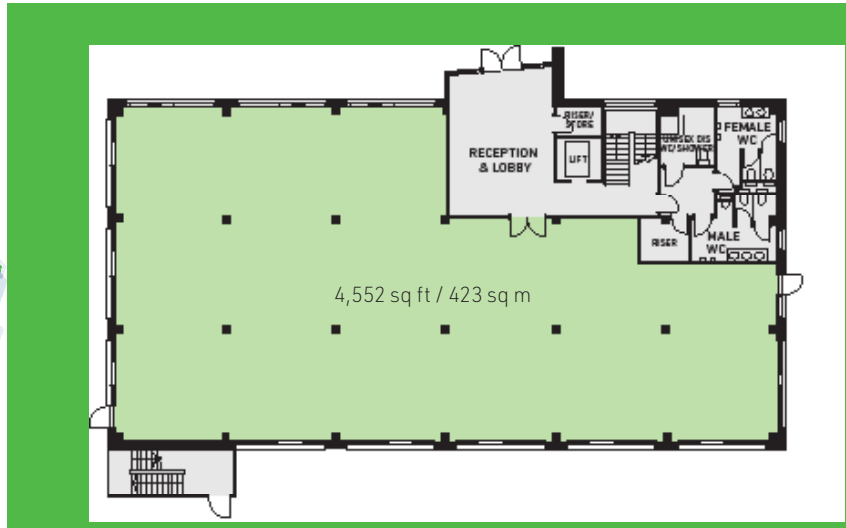
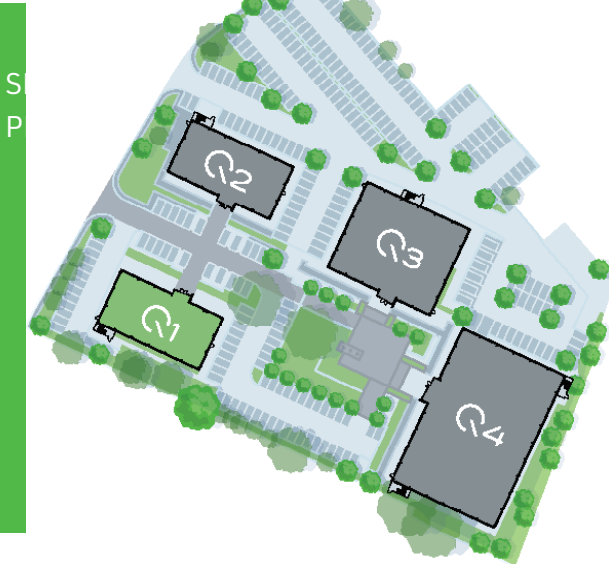
BY RAIL

London Waterloo	44 minutes
London Victoria	48 minutes
Clapham Junction	32 minutes
Wimbledon	24 minutes
Epsom	8 minutes
Guildford	26 minutes

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



SOME OF THE LOCAL OCCUPIERS:



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