

**TRIDENT HOUSE,
LEATHERHEAD, SURREY KT22 7LT**

AVAILABILITY

Floor	Suite	Sq M	Sq Ft	No. of People (approx)	Annual Rental (Exclusive of Rates, Service Charge & Utilities)	
Ground	(1)	20.6	222	2 - 3	£4,800	
	(2)	24.8	267	3 - 4	LET	
	(3)	13.7	147	1 - 2	£3,000	
	(4)	17.1	184	2	£4,100	
	(5-8)	75.0	807	12	£16,950	
	(9)	36.5	393	5	£8,500	
	(10)	27.6	297	4	£6,300	
	(11)	27.6	297	4	£6,300	
	(12)	16.2	174	1 - 2	£3,700	
	(13)	16.0	172	2	£3,650	
	(14)	15.1	162	1 - 2	£3,450	
	First	(15)	24.9	268	3 - 4	LET
		(16)	26.4	284	3 - 4	LET
		(17)	25.2	271	3 - 4	LET
(18)		14.2	152	1 - 2	LET	
(19)		16.8	181	1 - 2	LET	
(20-23)		65.6	706	10 - 12	£15,350	
(24)		31.5	339	4 - 5	£7,200	
(25)		18.0	193	4	£4,200	
(26)		31.1	335	4 - 5	£7,200	
(27)		30.3	326	4	LET	
(28)		19.5	210	3	£4,500	
(29)	30.2	325	4	£6,900		
	TOTAL	623.9	6,712	-	-	

N.B. Meeting rooms are available to hire at £30 plus VAT per hour.

N.B. Plans showing the suites are available in a PDF format and can be downloaded from the Hurst Warne website at www.hurstwarne.co.uk/prop199.html obtained from the agent.

TENURE

Suites are available by way of new internal repairing short form leases for a minimum term of 3 years with a tenant only break option at any time after 12 months of the lease, served on 3 months prior written notice.

The leases will be contracted outside of the Security of Tenure & Compensation Provisions of the 1954 Landlord and Tenant Act, Part II as amended.

SERVICE CHARGE

A fixed service charge will be levied upon the tenants at £4.50 plus VAT per sq ft per annum, subject to an annual increase in line with the RPI index. This will account for such items as repairing liabilities, communal area cleaning, fire maintenance & precautions and utilities.

BUSINESS RATES

Suites will be rated individually and tenants will be pay business rates directly to the local authority. It is estimated that business rates will be £5.50 per sq ft per annum. Further details from the agent.

DEPOSIT

The landlord requires a 2 month deposit which will be held by the landlord throughout the lease term.

FURNITURE

The suites are let unfurnished. Furniture may be available by way of an additional charge. Further details available from the agent.

PARKING

There are on-site parking spaces which are available to tenants. Please contact agent for allocation information.

LEGAL DOCUMENTATION

Once Heads of Terms have been agreed a fee of £200 plus VAT will be payable by the tenant to the landlord as a contribution towards the preparation of the legal documentation.

COMMUNICATIONS & IT

Communications and IT networking will be provided exclusively by Liberty-izone Ltd. To discuss your requirements please contact Ian Davies at Liberty-izone Ltd on 0870-243-0465 or by email to: info@liberty-izone.com



NEXT STEPS

- Arrange inspection of the premises with either Mark Leah or Nic Pocknall at Hurst Warne to match your office requirement with the available suites.
- Once the terms of the lease have been agreed our client requires a cheque for £200 plus VAT for the preparation of the legal documentation which will be sent out within approximately 24 hours.



Nic Pocknall
07770 416219
nic@hurstwarne.co.uk

Mark Leah
07769 973371
mark@hurstwarne.co.uk

MISREPRESENTATION ACT 1967 AND CODE OF PRACTICE FOR COMMERCIAL LEASES

Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract, (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any Prices & Rentals are subject to VAT where applicable

representation or warranty to enter into any contract whatever in relation to the property, (v) prices/rent quoted in these particulars may be subject to VAT in addition, and (vi) agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars.

Code of Practice for Commercial Leases – The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.org.uk