



# ASHCOMBE HOUSE

**LEATHERHEAD**

KT22 8LQ

FULLY REFURBISHED, HIGH QUALITY  
FIRST FLOOR OFFICE SPACE  
**1,845 SQ FT - 6,321 SQ FT**

**A MCKAY BUILDING**

FULLY REFURBISHED OFFICE SPACE LOCATED ON THE FIRST FLOOR OF ASHCOMBE HOUSE, IN THE HEART OF LEATHERHEAD TOWN CENTRE AND WALKING DISTANCE FROM THE MAINLINE RAIL STATION.

The office space is finished to an exceptional standard, is flexible to suit one or two occupiers and comes complete with air conditioning and on-site parking facilities.

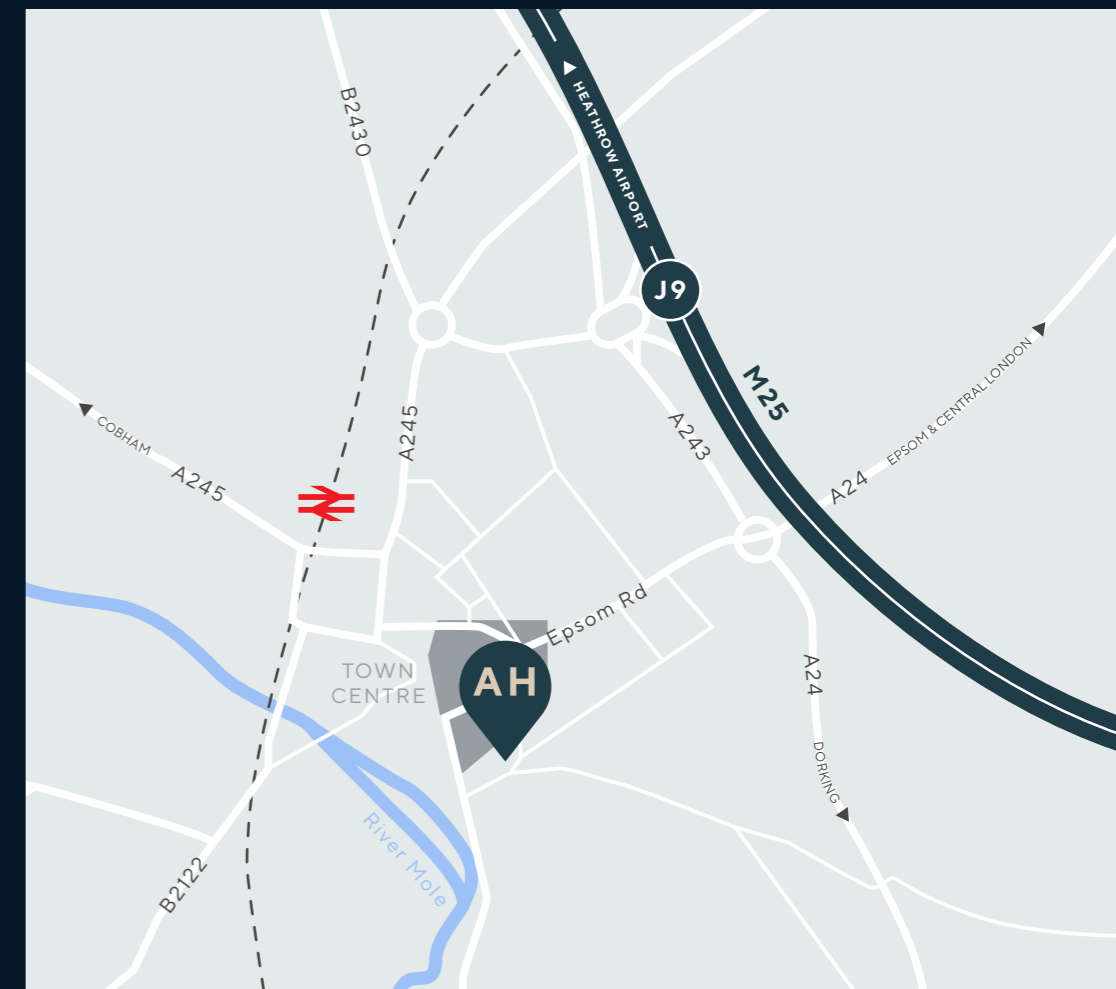
Ashcombe House offers the perfect opportunity for ambitious local businesses.



Exterior of Ashcombe House

## LOCATION

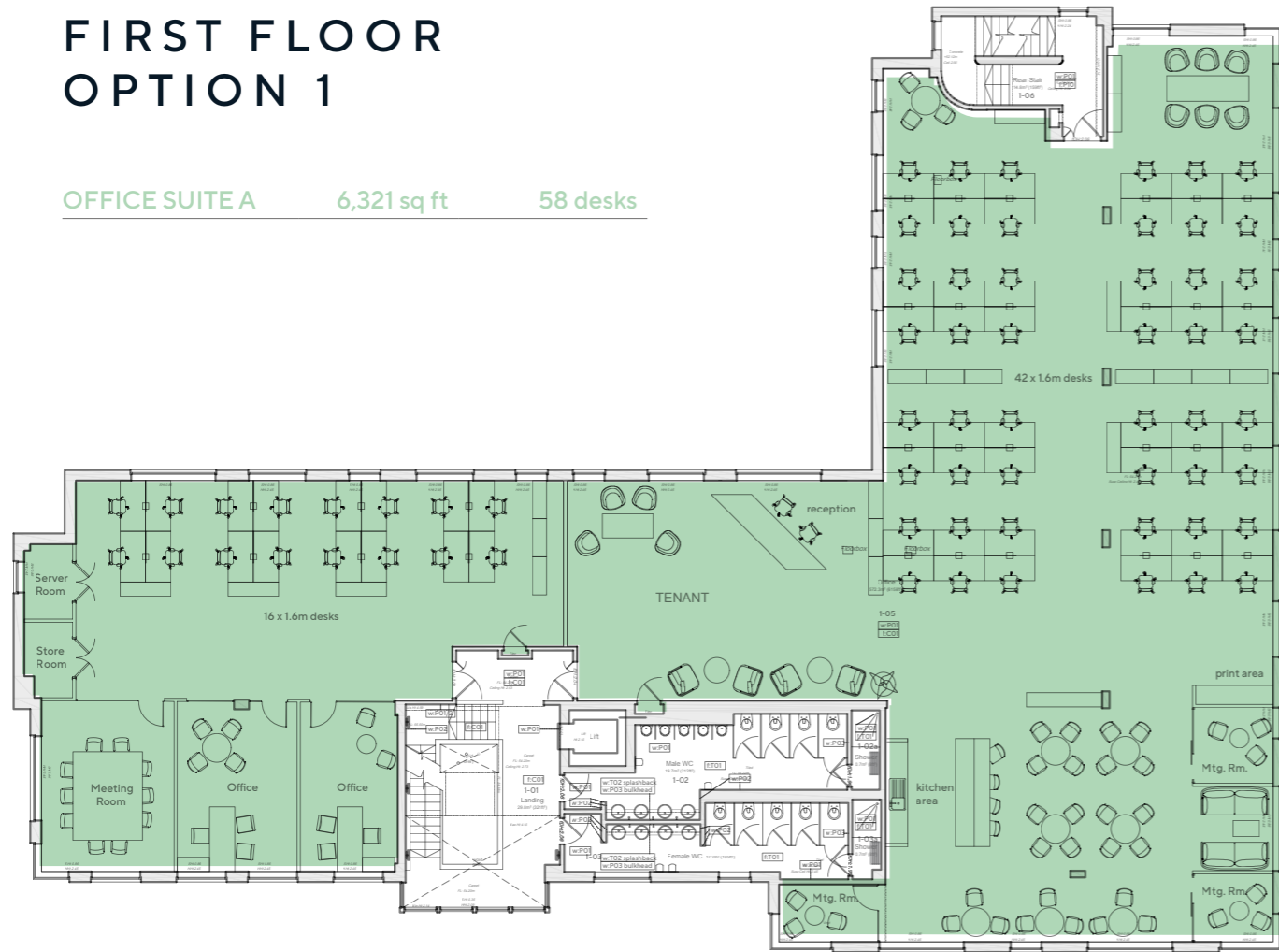
Situated just off the A24, Ashcombe House benefits from excellent connectivity. Junction 9 of the M25 is within a mile and both Heathrow and Gatwick airport can be reached in approximately 30 minutes, whilst Leatherhead mainline rail station is only a 10 minute walk away with fast and frequent services to London Waterloo and Victoria.





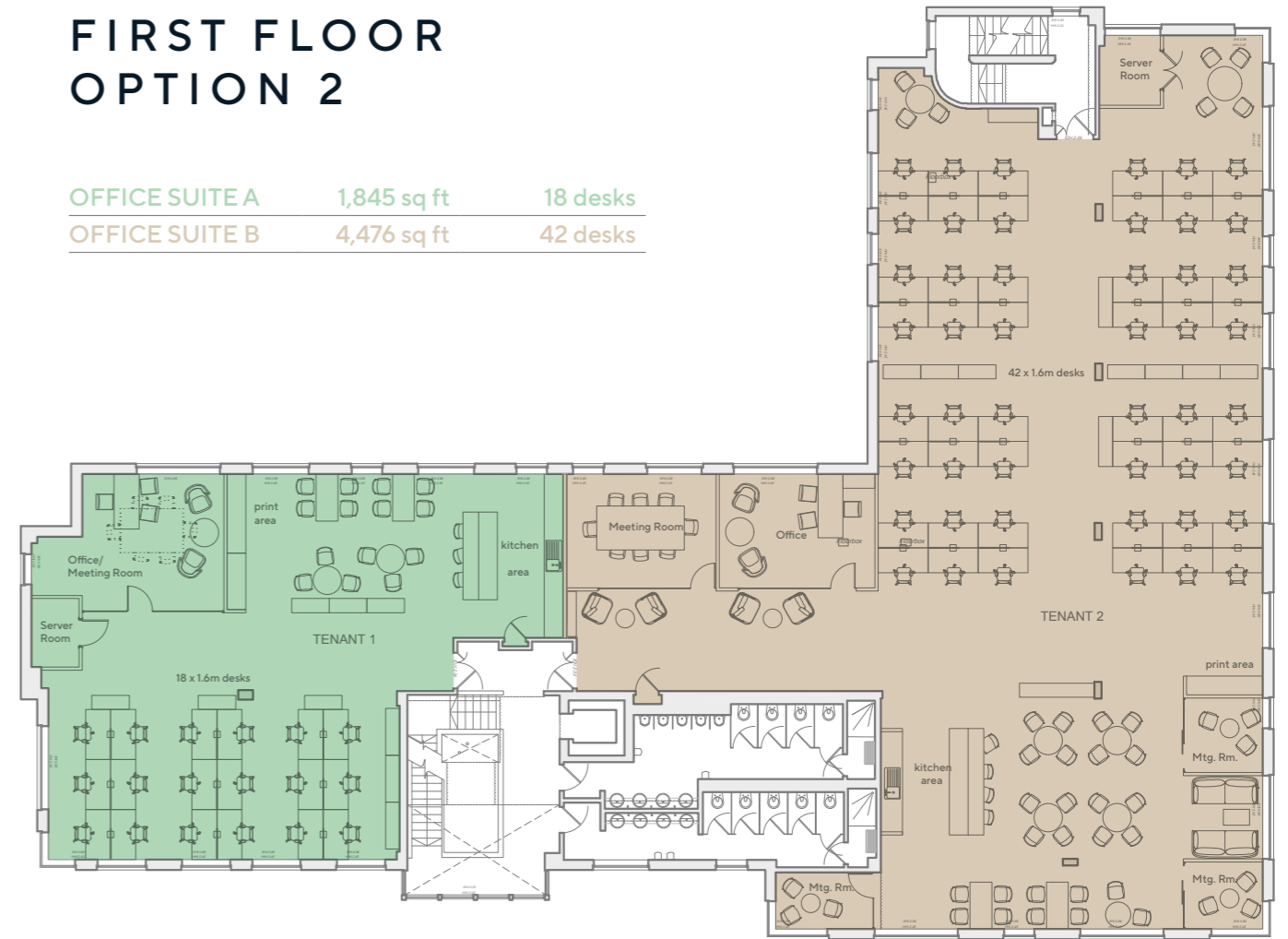
# FIRST FLOOR OPTION 1

OFFICE SUITE A 6,321 sq ft 58 desks



# FIRST FLOOR OPTION 2

OFFICE SUITE A 1,845 sq ft 18 desks  
OFFICE SUITE B 4,476 sq ft 42 desks



SPACE PROVIDED EITHER FULLY FITTED OR OPEN PLAN TO ENABLE YOU TO CREATE A BESPOKE OFFICE ENVIRONMENT

AWARD WINNING ARCHITECTS SPRATLEY & PARTNERS HAVE CREATED A FLEXIBLE, FULLY REFURBISHED SPACE READY FOR IMMEDIATE OCCUPATION.

FEATURES INCLUDE AIR CONDITIONING, ON-SITE PARKING, BREAKOUT SPACE AND MEETING ROOMS.



NEW AIR CONDITIONING



BREAKOUT SPACE



MEETING ROOMS



FITTED KITCHEN



PERIMETER AND GRID CABLE TRUNKING



LED LIGHTING

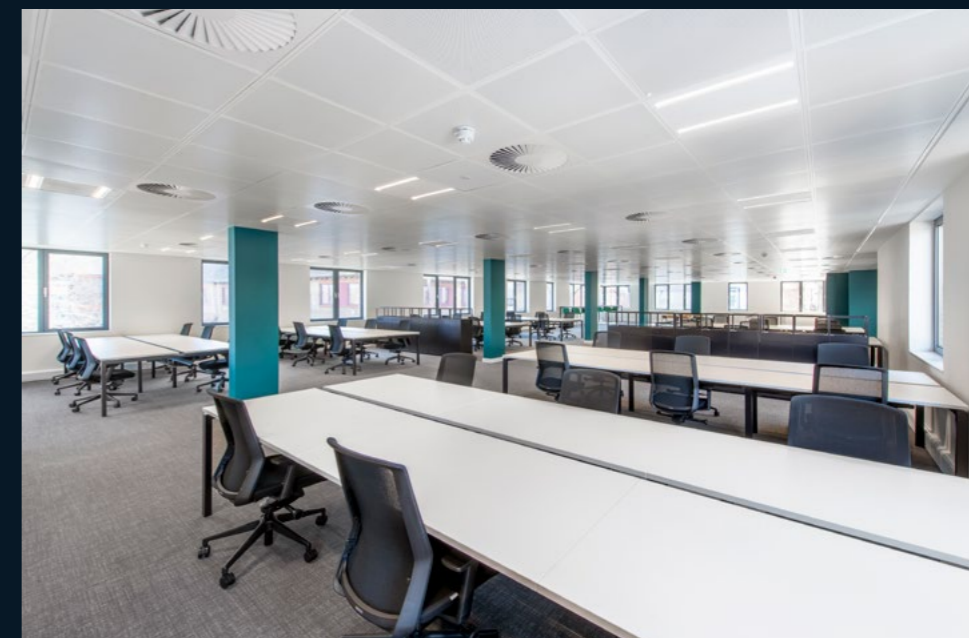


SHOWER FACILITIES

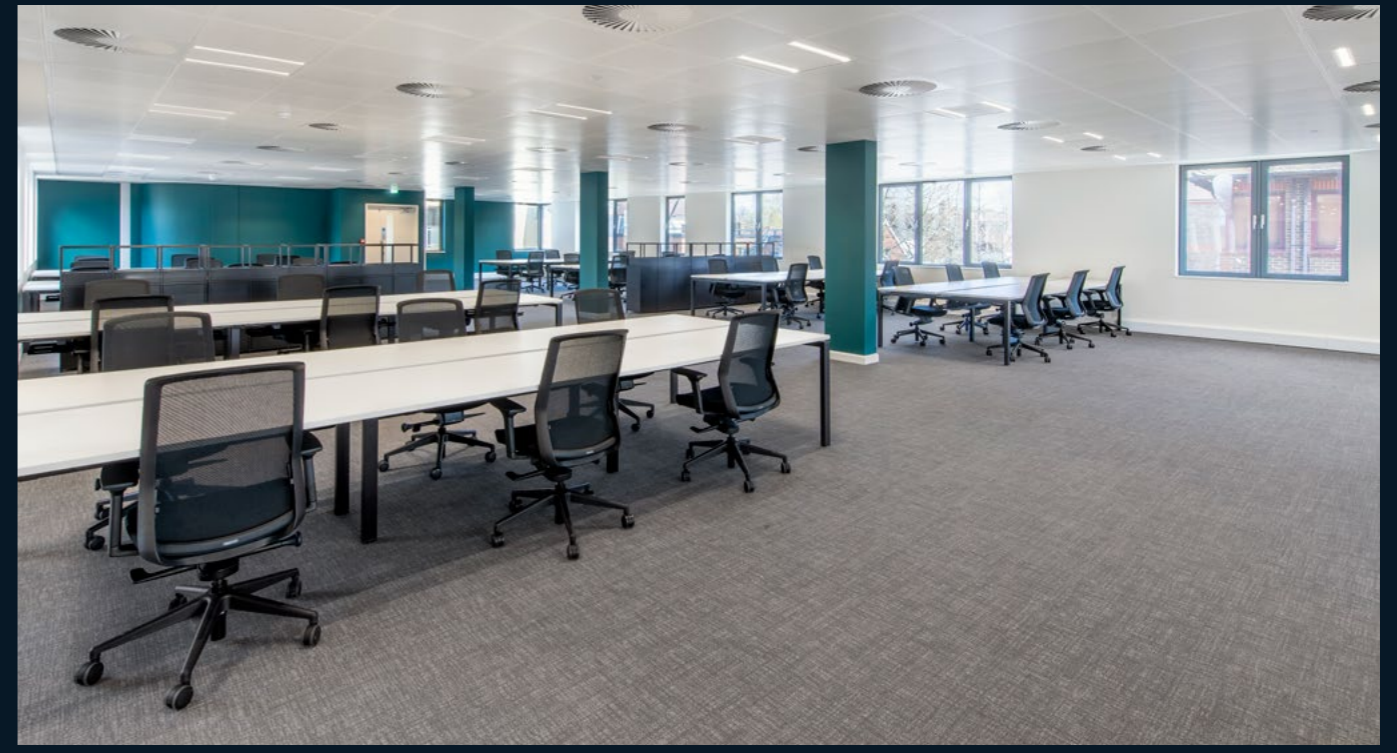


20 ON-SITE PARKING SPACES











# GET IN TOUCH

## OWNER AND MANAGER



McKay Securities Plc is a commercial property investment company with Real Estate investment (REIT) status specialising in the development and refurbishment of quality buildings within established and proven office, industrial and logistics markets of the South East and London.

The Company's strategy is to invest in well located, quality commercial real estate assets with income and capital growth potential over the longer term, realisable through active portfolio management, refurbishment and development.

To find out more visit [mckaysecurities.plc.uk](http://mckaysecurities.plc.uk)

## THE MCKAY WAY

McKay Securities is a principled business with a simple promise. Our promise is to create an environment that supports your business.

- ▼ Transparency
- ▼ Directly Managed
- ▼ Customer Service
- ▼ Value for Money
- ▼ Unique Spaces
- ▼ Flexibility
- ▼ Approachable
- ▼ Covid Compliance

## AGENTS



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## Important Notice.

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. April 2022

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[ashcombehouseleatherhead.com](http://ashcombehouseleatherhead.com)