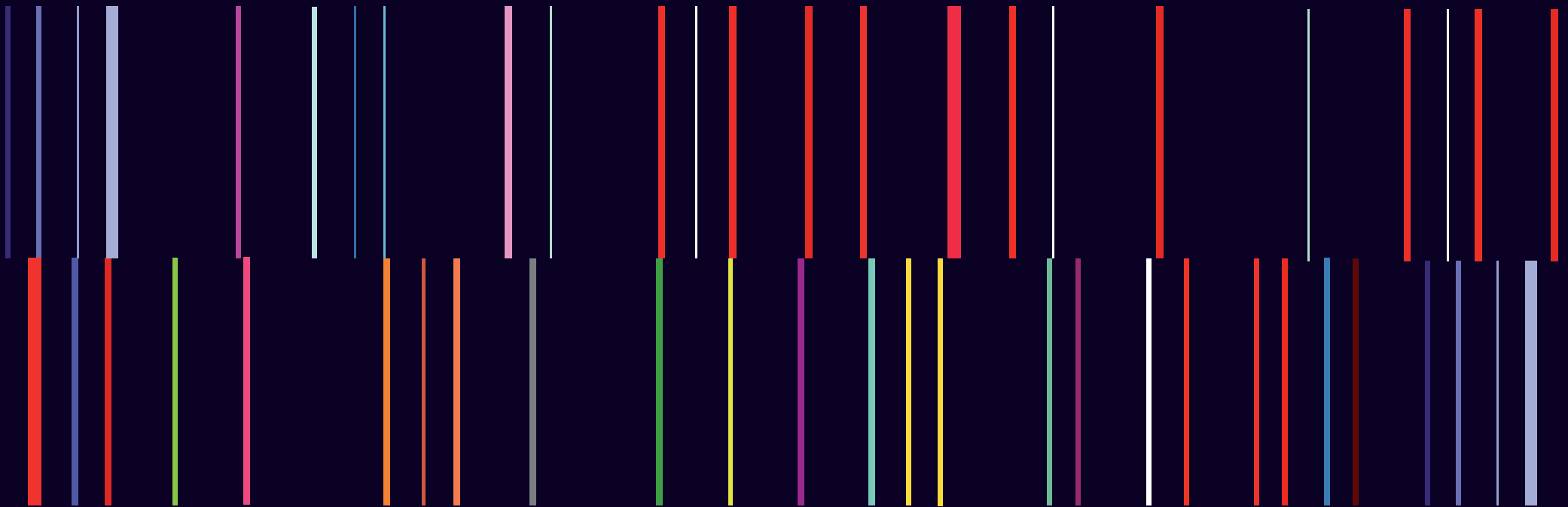


regentpark-leatherhead.com

# REGENT PARK

297 KINGSTON ROAD, LEATHERHEAD, KT22 7LU



Fully fitted and unfitted refurbished offices within an established business park 2,300 to 22,268 sq ft To let

## REFURBISHED, FLEXIBLE OFFICE ACCOMMODATION ON AN ESTABLISHED BUSINESS PARK.

Regent Park consists of five office buildings situated within a landscaped business park with onsite car parking and a coffee pod.

Accommodation is available in a number of buildings and size ranges.



↑ Contemporary office space



↑ Impressive receptions



↑ On-site Coffee Pod



1

**CARLTON HOUSE**

Harsco Environmental.  
Space to let.

2

**DORSET HOUSE**

Leatherhead Kingston  
Road Centre Ltd.  
Taylor, Maxwell & Co Ltd.  
Clarion Housing Group Ltd.  
Space to let.

3

**HAMILTON HOUSE**

Space to let.

4

**BRUNSWICK HOUSE**

Gould International UK,  
Kiwi Voice, Data Ltd.

5

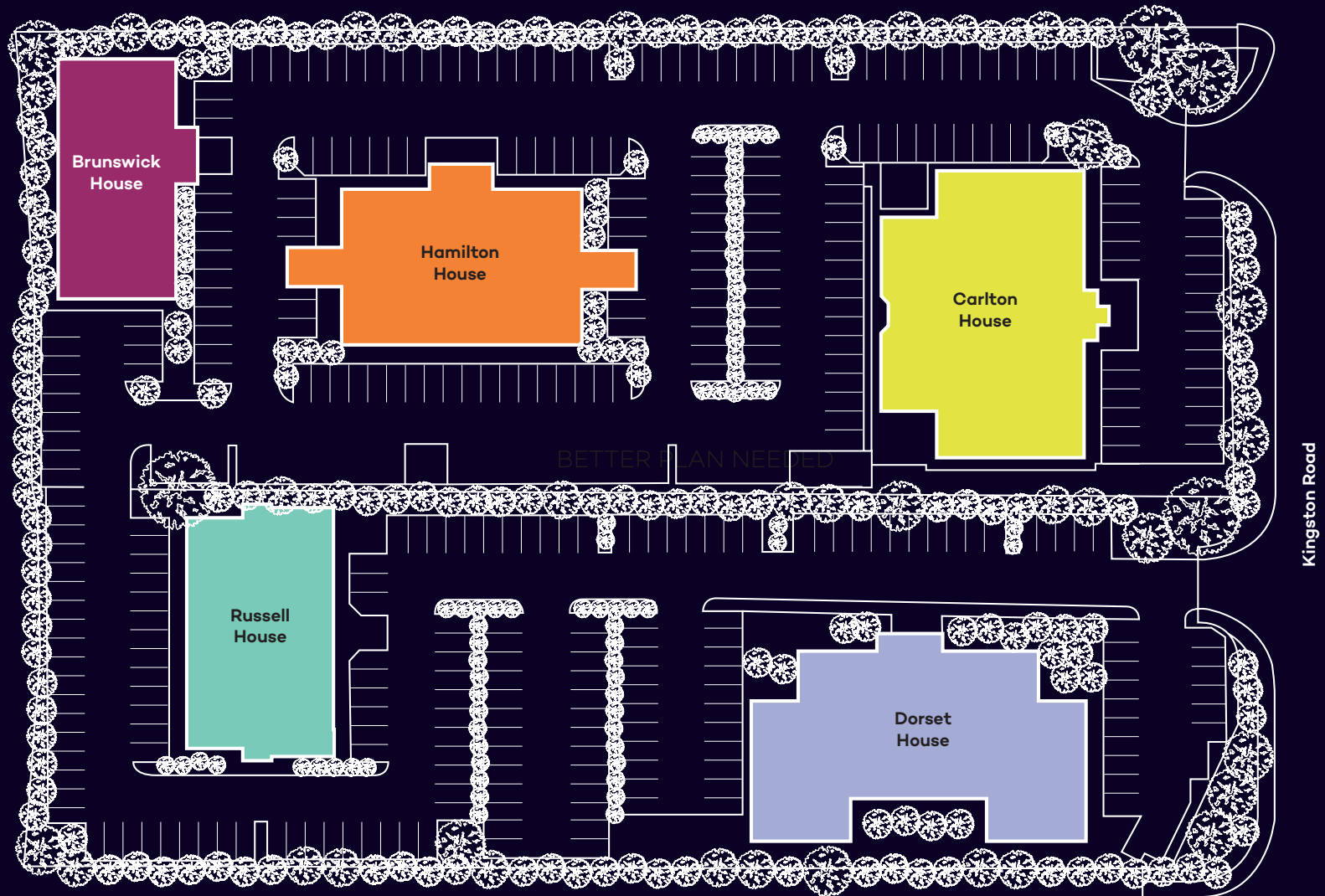
**RUSSELL HOUSE**

Brand Energy & Infrastructure  
Services UK Ltd, Gritit Ltd.  
Space to let.

## AVAILABILITY

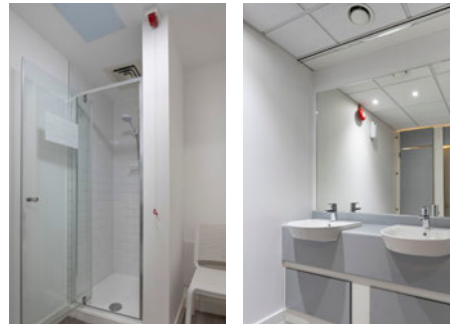
Building	sq ft	sq m
<b>Carlton House</b>		
Second floor	2,591 to 5,556	240.71 to 516.15
<b>Russell House</b>		
Ground floor	2,300	213.67
<b>Hamilton House</b>		
Ground & first floor	11,020	1,023.75
<b>Dorset House</b>		
Part ground floor	3,392	315.13
<b>Total</b>	<b>22,268</b>	<b>2,068.70</b>

Approx net internal floor areas.



Not to scale



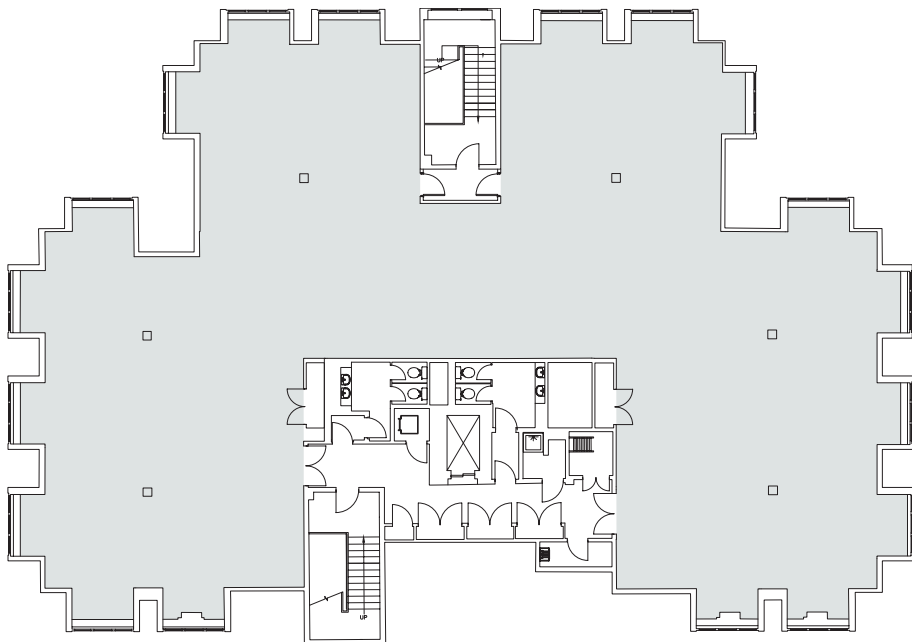


# CARLTON HOUSE

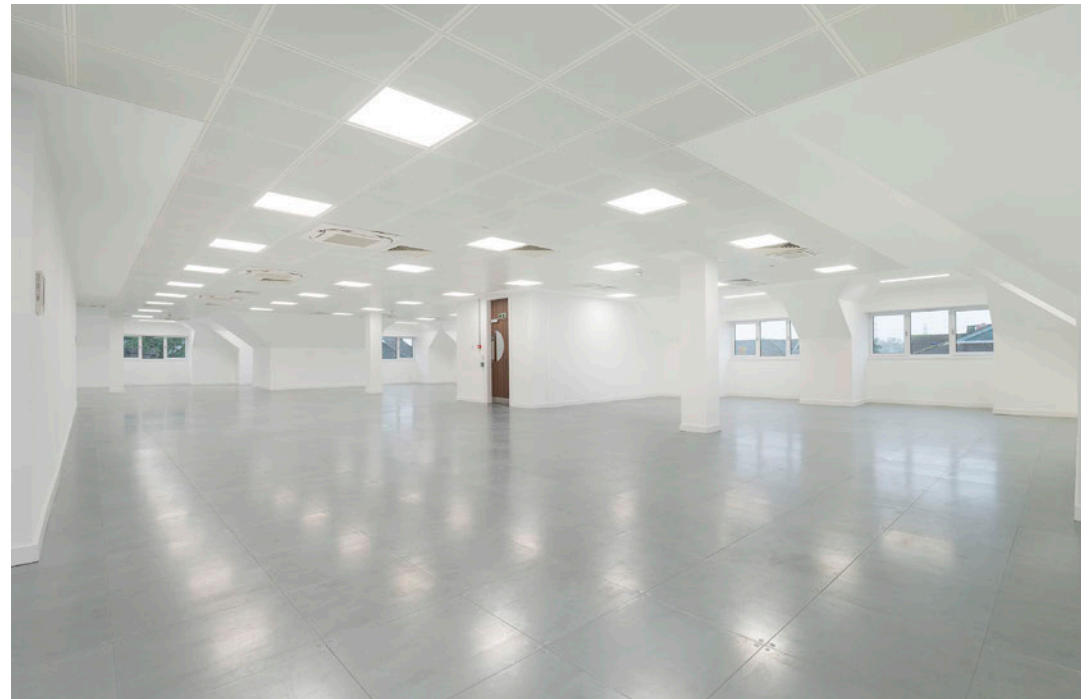
**SECOND FLOOR**  
**2,591 TO 5,556 SQ FT**  
**(240.71 TO 516.15 SQ M)**

Recently refurbished office floor and new reception and common parts.

- Air conditioning
- Raised floors
- Suspended ceilings
- LED lighting
- Male and female toilets
- Car parking ratio 1:195 sq ft
- EPC Rating: C57



Second floor plan

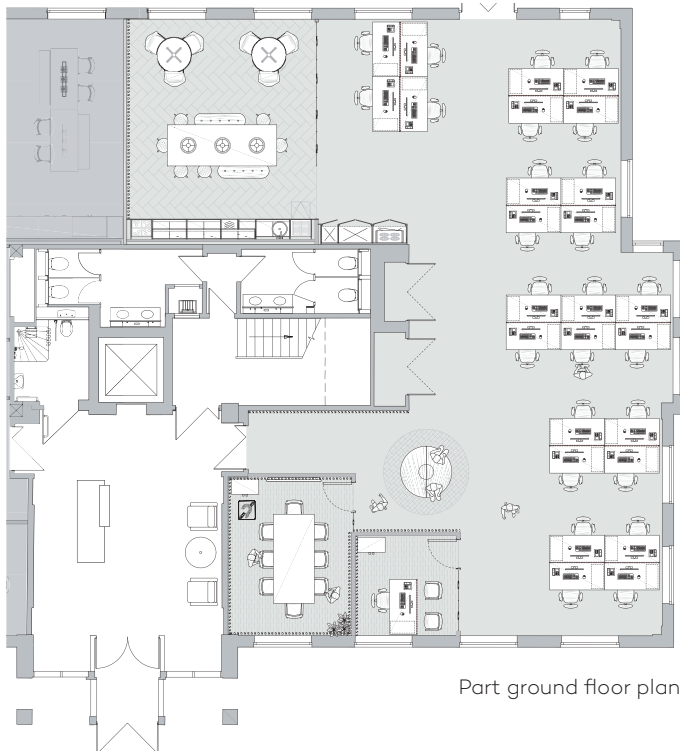


# RUSSELL HOUSE

**PART GROUND FLOOR**  
**2,300 SQ FT (213.67 SQ M)**

Refurbished building offering fitted and unfitted accommodation.

- Air conditioning
- Raised floors
- Suspended ceilings
- LED lighting
- Male and female toilets
- Lift
- Car parking ratio 1:195 sq ft
- EPC Rating: C70





## DORSET HOUSE

**PART GROUND FLOOR**  
**3,392 SQ FT (315.13 SQ M)**

Dorset House comprises a high quality office suite within a multi-let building. The building benefits from an attractive reception with high quality finishes throughout.

- High quality office suite
- Air-conditioning
- Raised floors
- Tenants bus service to Leatherhead Station
- New business park coffee pod
- 19 on-site parking spaces (1:184 sq ft)



# HAMILTON HOUSE

## GROUND & FIRST FLOOR 11,020 SQ FT (1,023.75 SQ M)

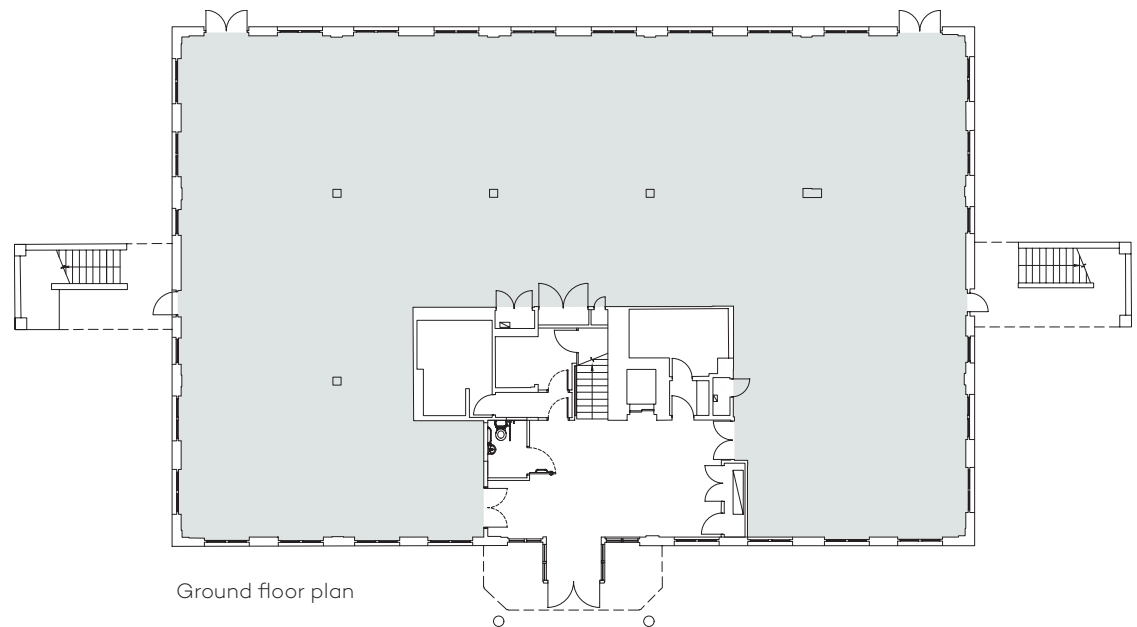
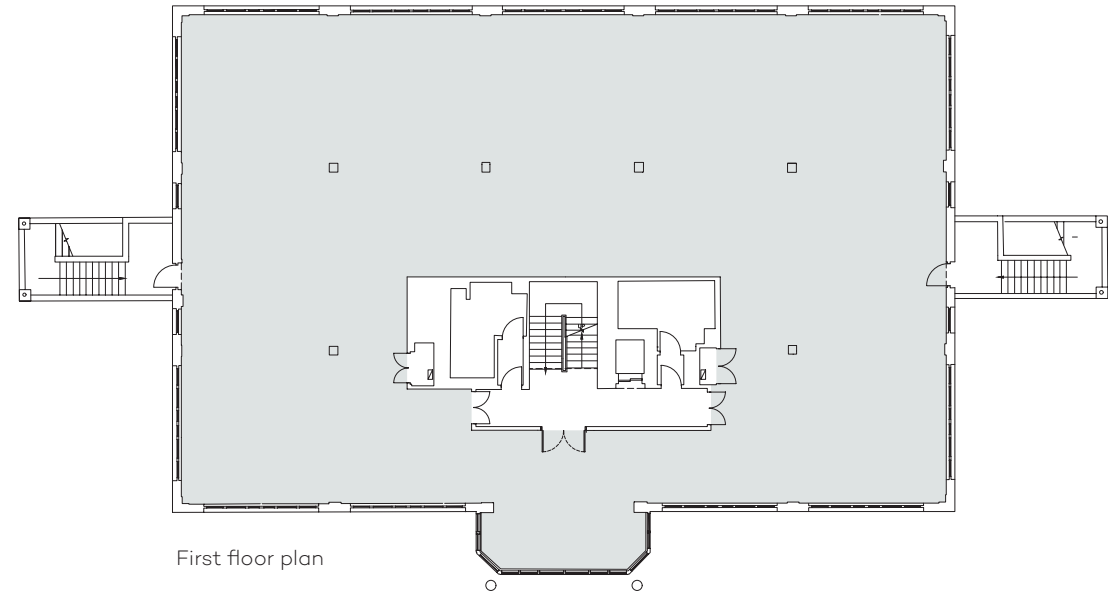
Hamilton House comprises a high quality two storey self-contained office building of brick and glazed elevations under a pitched tiled roof.

The building benefits from an attractive reception with high quality finishes throughout.

- Air conditioning
- Raised floors
- Suspended ceilings
- LED lighting
- Male and female toilets
- Lift
- Car parking ratio 1:195 sq ft
- EPC Rating: C70

### AVAILABILITY

Floor	sq ft	sq m
First	5,644	524.33
Ground	5,168	480.10
Reception	208	19.32
<b>Total</b>	<b>11,020</b>	<b>1,023.75</b>





# AN INTERNATIONAL BUSINESS DESTINATION.

↑ TO BEAVERBROOK HOTEL

↖ ✈️ GATWICK AIRPORT

TOWN CENTRE

10

9

⇌ LEATHERHEAD

JUNCTION 9

8

A243

REGENT PARK

7

6

5

3

4

KINGSTON ROAD

2

1

JUNCTION 9 ↓

## LOCAL OCCUPIERS

- |                      |                   |
|----------------------|-------------------|
| 1. B&Q Store         | 6. RINA           |
| 2. Tesco Supermarket | 7. KBR            |
| 3. CGI               | 8. Berkeley Homes |
| 4. Hyundai           | 9. Wates          |
| 5. Unilever          | 10. Mercer        |

REGENT PARK



## LOCATED WITH EASY ACCESS TO M25 AND LEATHERHEAD TOWN CENTRE.

### LOCATION

Regent Park is located in Kingston Road, Leatherhead, 17 miles south west of London and within half a mile of junction 9 of the M25.

Both Gatwick and Heathrow airports are approximately 30 minutes drive whilst Leatherhead station provides a fast and frequent services to London Waterloo and Victoria.

Leatherhead town centre is 3/4 of a mile away which provides a wide range of shopping and staff amenities.

Other occupiers within Regent Park include Western Digital, Gould Paper Corporation, Harsco Infrastructure and Regus.

### TRAVEL TIMES

By Road	Miles
M25 (J9)	0.8
M23	11
Heathrow Airport	18
Gatwick Airport	20
Central London	20

By Rail	Mins
Gatwick Airport	38
London Waterloo	44
London Victoria	44
London Bridge	50

### By Bus

There is a tenant bus service which runs between the Park and Leatherhead station at peak times.



# REGENT PARK

297 KINGSTON ROAD, LEATHERHEAD, KT22 7LU

[regentpark-leatherhead.com](http://regentpark-leatherhead.com)

## VIEWINGS

Strictly by appointment through the joint agents:

**David Cuthbert**

M: 07710 183 423

[dcuthbert@hanovergreen.co.uk](mailto:dcuthbert@hanovergreen.co.uk)

**Nic Pocknall**

M: 07770 416 219

[nic.pocknall@hurstwarne.co.uk](mailto:nic.pocknall@hurstwarne.co.uk)

**Andy Tucker**

M: 07721 260 545

[atucker@hanovergreen.co.uk](mailto:atucker@hanovergreen.co.uk)

**Tom Boon**

M: 07879 864 647

[thomas.boon@hurstwarne.co.uk](mailto:thomas.boon@hurstwarne.co.uk)



### MISREPRESENTATION ACT 1967

Hanover Green LLP & Hurst Warne for themselves, hereby give notice that: (i) These particulars do not constitute any part of an offer or contract. (ii) Hanover Green LLP & Hurst Warne accept no legal responsibility for any statement or representation whether written, oral or implied or whether contained in any advertisement particulars or other matters issued by any correspondence entered into by them and whether made in any antecedent present or subsequent enquiries or negotiations. (iii) Neither Hanover Green LLP & Hurst Warne nor their principals, agents, servants or representatives have any authority whatsoever to make or give any representation or warranty whatsoever whether written or implied in relation to this property. (iv) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of any antecedent present or subsequent statements or representations, and should not rely upon the same unless he has satisfied himself accordingly. (v) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Details prepared December 2022.