

# KINGS COURT

41-51 KINGSTON ROAD | LEATHERHEAD | KT22 7SL

GRADE A TOWN CENTRE OFFICES  
WITH FANTASTIC PARKING PROVISION

## HIGH QUALITY GRADE A TOWN CENTRE OFFICES WITHIN A PRESTIGIOUS BUILDING

Kings Court has undergone an extensive programme of works with a focus on energy efficiency and tenant amenity.

The building is set in attractive landscaped grounds with outdoor seating areas and benefits from a gated entrance and exceptional parking.





SOLAR PV  
312 PANELS



CYCLE HUB WITH SECURE  
CYCLE STORAGE,  
3 SHOWERS, WC AND LOCKERS

ENERGY EFFICIENCY  
AND AMENITY FEATURES



EV CHARGERS  
4 PORTS  
11KW POWER



KINGS  
COURT

THE EXTERNAL AREAS, RECEPTION AND  
GROUND FLOOR WCs HAVE UNDERGONE  
A FULL GRADE A REFURBISHMENT



AIR CONDITIONING



NEWLY REFURBISHED  
DOUBLE STOREY  
RECEPTION



FULLY ACCESSIBLE  
RAISED FLOORS



SUSPENDED CEILINGS  
AND LED LIGHTING



NEWLY REFURBISHED  
WCS AND SHOWER



2 PASSENGER LIFTS



OUTDOOR  
SEATING AREAS



CAR PARKING RATIO  
OF 1:217 SQ FT APPROX



EPC  
TO BE REASSESSED



CYCLE HUB WITH SECURE  
CYCLE STORAGE,  
3 SHOWERS, WC AND  
LOCKERS



EV CHARGERS  
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# FULLY FITTED AND OPEN PLAN OPTIONS AVAILABLE

The final available suite is situated on the top floor, and benefits from excellent natural light throughout.

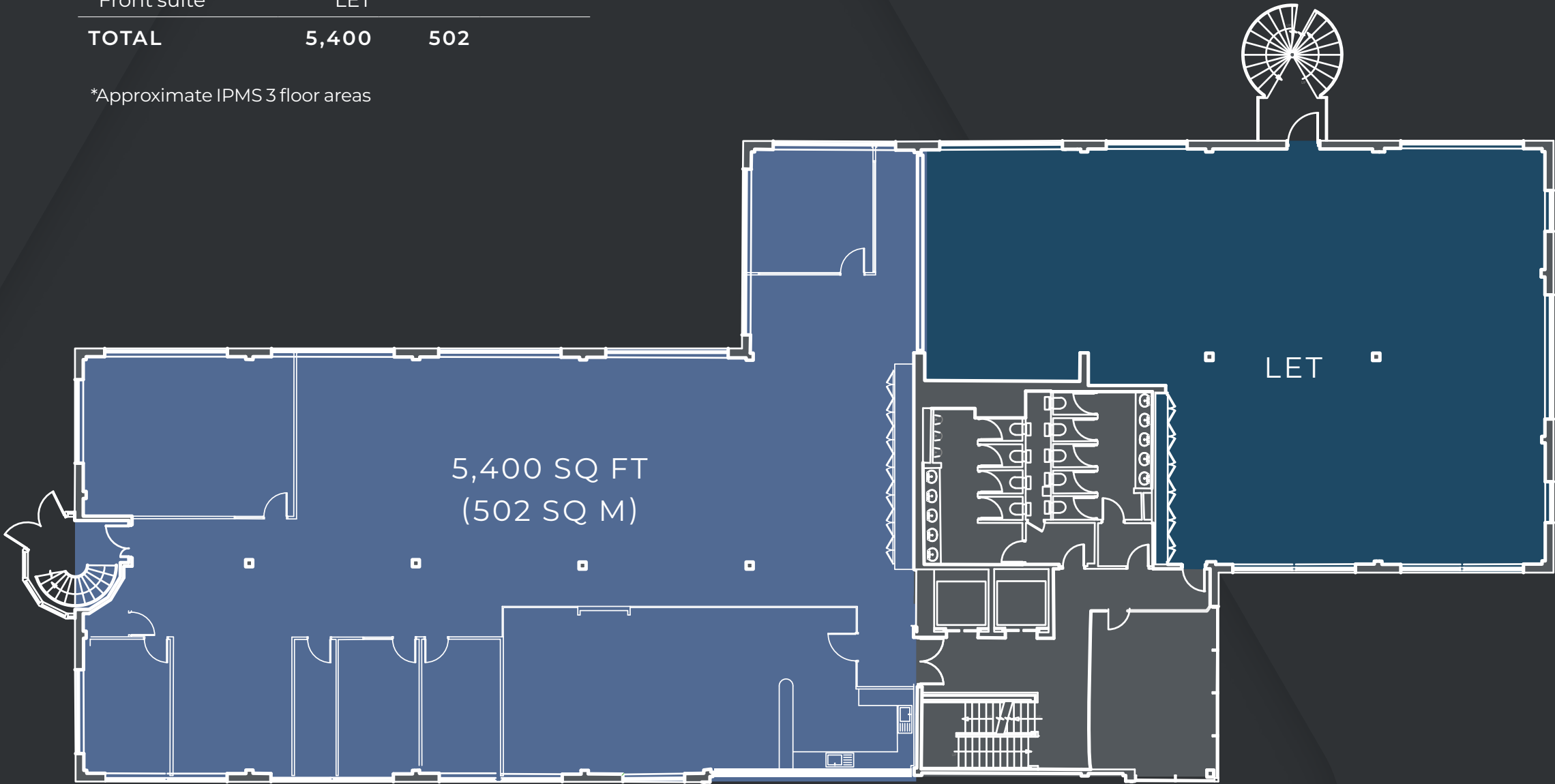
The suite offers part fitted, open plan offices with pre-installed meeting rooms and kitchen breakout area.

The landlord would consider providing a fully fitted option or alternatively, an open plan CAT A option.

| FLOOR       | SQ FT | SQ M | SPACES |
|-------------|-------|------|--------|
| SECOND      |       |      |        |
| Rear suite  | 5,400 | 502  | 25     |
| Front suite | LET   |      |        |
| FIRST       |       |      |        |
| Left suite  | LET   |      |        |
| Right suite | LET   |      |        |
| GROUND      |       |      |        |
| Front suite | LET   |      |        |
| TOTAL       | 5,400 | 502  |        |

\*Approximate IPMS 3 floor areas

SECOND FLOOR  
REAR SUITE





Ground floor – example fit out



## SELF CONTAINED FULLY FITTED SUITE ON THE GROUND FLOOR

LET



**2,216 SQ FT**  
206 SQ M

- 1 10 person meeting room
- 1 Kitchen / breakout area
- 20 Open plan desks
- 1 Informal meeting area
- 1 Soft seating area
- 1 2 person zoom pod

M25  
JUNCTION 9

3 MINS



KINGS  
COURT



  
LEATHERHEAD  
STATION



7 MINS

7 MINS



TOWN  
CENTRE

# A FRIENDLY, VIBRANT AND LIVELY MODERN MARKET TOWN

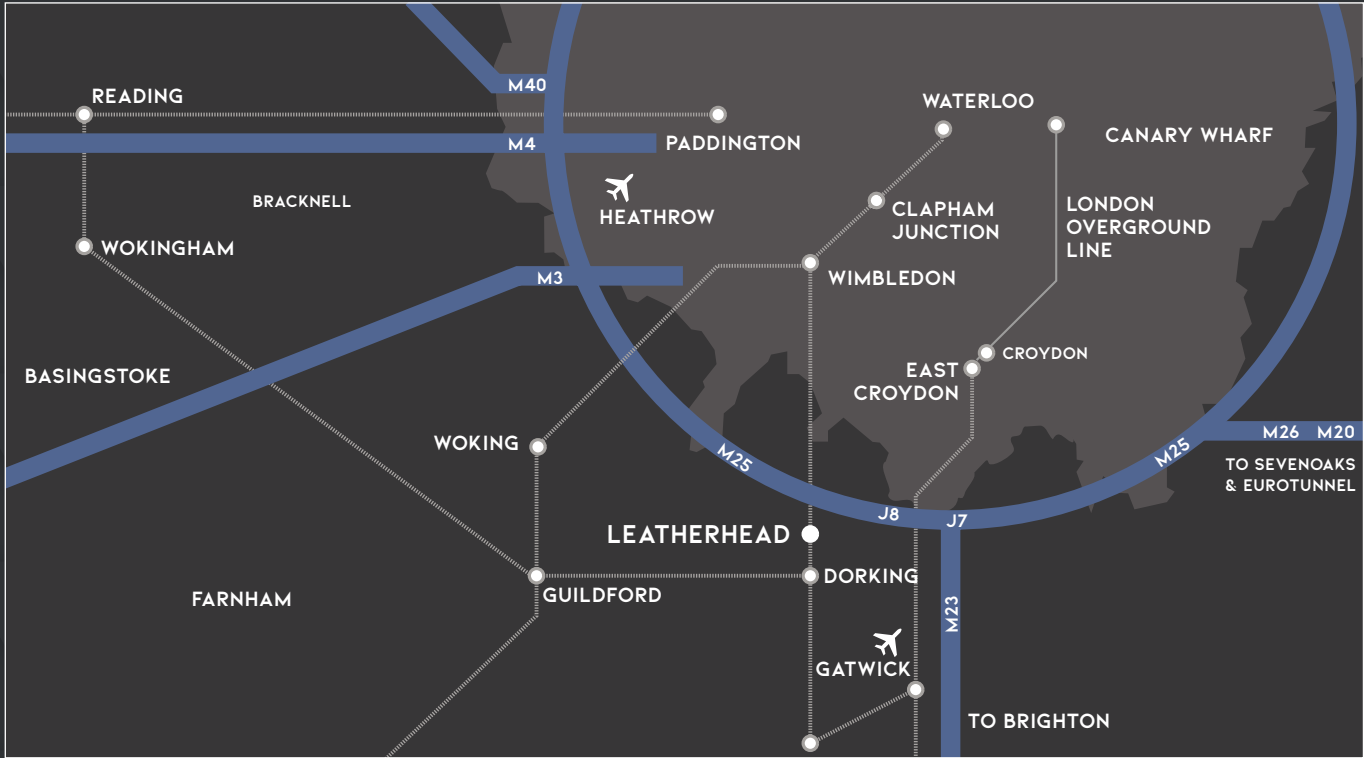
Leatherhead is a key commercial centre and affluent market town approximately 23 miles south west of London. The town benefits from excellent connectivity being situated adjacent to J9 of the M25 motorway, midway between Heathrow and Gatwick Airports.

Leatherhead Railway Station provides regular services to London Waterloo and London Victoria with a journey time from approximately 48 minutes.

The town centre provides a good range of retail, restaurant and leisure amenities, with further enhancements planned as part of the Transform Leatherhead proposals.

Kings Court is conveniently situated on Kingston Road close to the train station and town centre.

Other Leatherhead occupiers include Aviva, Hyundai, Unilever, Berkeley Homes and CGI.



| BY TRAIN         | MINS | BY CAR           | MILES |
|------------------|------|------------------|-------|
| Guildford        | 26   | M25 Junction 9   | 0.5   |
| Wimbledon        | 28   | Woking           | 14    |
| Clapham Junction | 35   | Guildford        | 16    |
| Vauxhall         | 40   | Heathrow Airport | 18    |
| London Victoria  | 47   | Gatwick Airport  | 20    |
| London Waterloo  | 48   | Central London   | 21    |

\*Approximate times and distances Source: Trainline and Google Maps



KINGSCOURT-LEATHERHEAD.COM



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