

Bridge Street, Walton-on-Thames

Surrey KT12 1BT

[walton-lodge.com](http://walton-lodge.com)

A photograph of a modern, two-story office building with a light-colored brick facade and large windows. The building features a prominent entrance with glass doors and a balcony with a metal railing. The sky is blue with some clouds. In the top right corner, there are two large, stylized green arrows pointing downwards.

# Walton Lodge

Refurbished air conditioned office buildings **TO LET**

**Building 4 – 1,788 sq ft**  
**Building 5 – 2,583 sq ft**

Walton Lodge is an attractively landscaped courtyard development of six self contained office buildings. The buildings each have their own identity and front door.

Buildings 4 and 5 have been refurbished to a very high standard offering air conditioned town centre office accommodation.



newly refurbished

## SPECIFICATION

- New air conditioning
- New suspended ceilings with recessed LED lighting throughout
- Full access raised floors
- Double glazing
- New carpeting throughout
- Refurbished male, female and disabled WCs
- 24 hour access
- Secure car park
- Building 4 EPC Grade C (67)
- Building 5 EPC Grade C (63)

# modern space





## AMENITIES

- Own building identity
- Newly refurbished offices
- Secure gated basement and surface car parking
- Landscaped communal gardens

## TERMS

Full details of lease terms, rental, rates and estate charges available from the agents.



## ACCOMMODATION

	sq ft	sq m	Parking
1	LET		
2	LET		
3	LET		
4	1,788	166	8
5	2,583	240	12
6	LET		

Measured in accordance with RICS code of measuring practice Edition 6.

Walton Lodge occupies a highly prominent position at the junction of Bridge Street, Oatlands Drive and Walton Bridge Road, which provides easy access to the town centre amenities and public transport.

The town centre includes a Sainsbury's supermarket and The Heart, a contemporary covered shopping centre that includes retailers such as Debenhams, Next and Waterstones, as well as many cafés and restaurants such as Carluccio's, Giraffe and Wagamama all within a short walk.



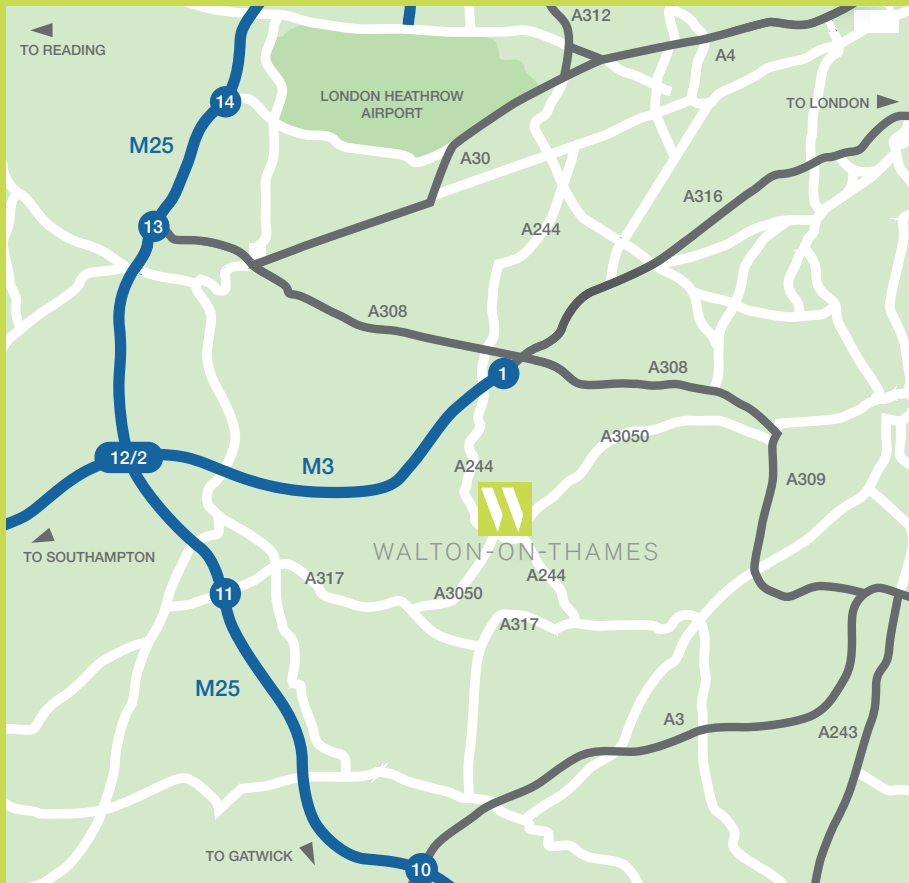


The Heart



The Thames

# well connected



Walton Lodge benefits from close access to public transport as well as major motorways.

Situated between the A3 and M3 on the A224 it offers easy access to the M25, Heathrow Airport, Walton Railway Station and Central London, which is just 25 minutes away by train.

	Miles
Walton Town Centre	0.4
Walton Railway Station	1.8
M3 (J1)	3.3
M25 (J11)	4.5
Kingston Town Centre	6.2
M25 (J12)	6.8
Heathrow Airport	10.7
Central London	18.4

Source AA Routefinder



ALL ENQUIRIES

SAT NAV KT12 1BT



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