

Apex Court

Camphill Road, West Byfleet, Surrey KT14 6SQ

NewBallerino
& Company

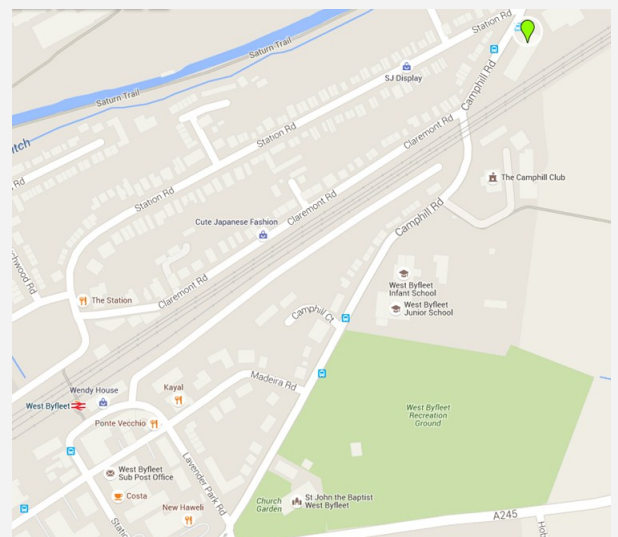
www.newballerino.co.uk

Air conditioned offices walking distance from station—To Let
1,840—8,410 sq. ft. (171—781 sq. m)



Key Features

- Secure gated environment
- Excellent parking
- Comfort cooling throughout
- Only Brook House and Maple House available



LOCATION

West Byfleet is located approximately 24 miles South West of central London. The A3 is approximately 4 miles distant providing easy access to London, the M25 motorway and the national motorway network beyond.

West Byfleet offers a range of facilities including banks, restaurants, Waitrose supermarket and public car park. The towns mainline railway station provides a fast and frequent service to London Waterloo (approximately 35 minutes).

The property fronts Camphill Road and is within a 5 minute walk from West Byfleet Train Station.

DESCRIPTION & AMENITIES

Apex Court comprises a terrace of four, two storey self contained buildings which can inter-connected to provide between 1,840—8,410 sq. ft., each with an excellent allocation of surface level car parking. Double door access is provided on the ground floor for ease of access. The accommodation has been well refurbished throughout.

Amenities include:

- New carpeting throughout
- Full access raised floors
- Gas fired central heating
- Comfort cooling throughout
- Male and female WCs
- Excellent car parking
- Shower in Grove House
- Suspended ceilings with recess lighting
- Excellent natural light
- Kitchenette in Brook and Cedar
- Secure and gated environment
- EPC's Grade C

OCCUPATION

The offices are available immediately and ready to move into, following completion of legal formalities.

AREAS

	Sq. ft.	Sq. m	NB (The
Brook House			
Ground floor	1,840	171	
First floor	1,840	171	
Total	3,680	342	
Car Spaces	13		
Cedar House LET			
Ground floor	899	84	
First floor	885	82	
Total	1,784	166	
Car Spaces	6		
Grove House LET			
Ground floor	903	84	
First floor	868	80	
Total	1,771	164	
Car Spaces	5		
Maple House			
Ground floor	2,293	214	
First floor	2,437	226	
Total	4,730	440	
Car Spaces	14		
GRAND TOTAL	8,410	781	

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

TERMS

RENT	£23.50 psf exclusive.
LEASE	A new fully repairing and insuring lease is available on terms to be agreed.
RATES	Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council on 01932 425415.

CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

Steve New M:07874 902123
Elliot McNish M: 07545 803419

New Ballerino & Company
T: 01932 568844
www.newballerino.co.uk

