

A TWO

AVIATOR
ADDLESTONE
SURREY KT15 2PG

11,336 - 35,099 sq ft
TO LET



AVIATOR **TWO** IS A 35,000 SQ FT REFURBISHED HEADQUARTERS OFFICE BUILDING



Specification

Aviator Two has undergone a full refurbishment and benefits from the following:

- Triple height reception
- 4 pipe fan coil air conditioning
- Full height glazing
- 2.8m floor to ceiling height
- WCs and showers on each floor
- LED lighting with metal ceiling tiles
- 127 car parking spaces (1:276 sq ft)
- **EPC - C**



SPACIOUS AND FULL OF LIGHT

Accommodation

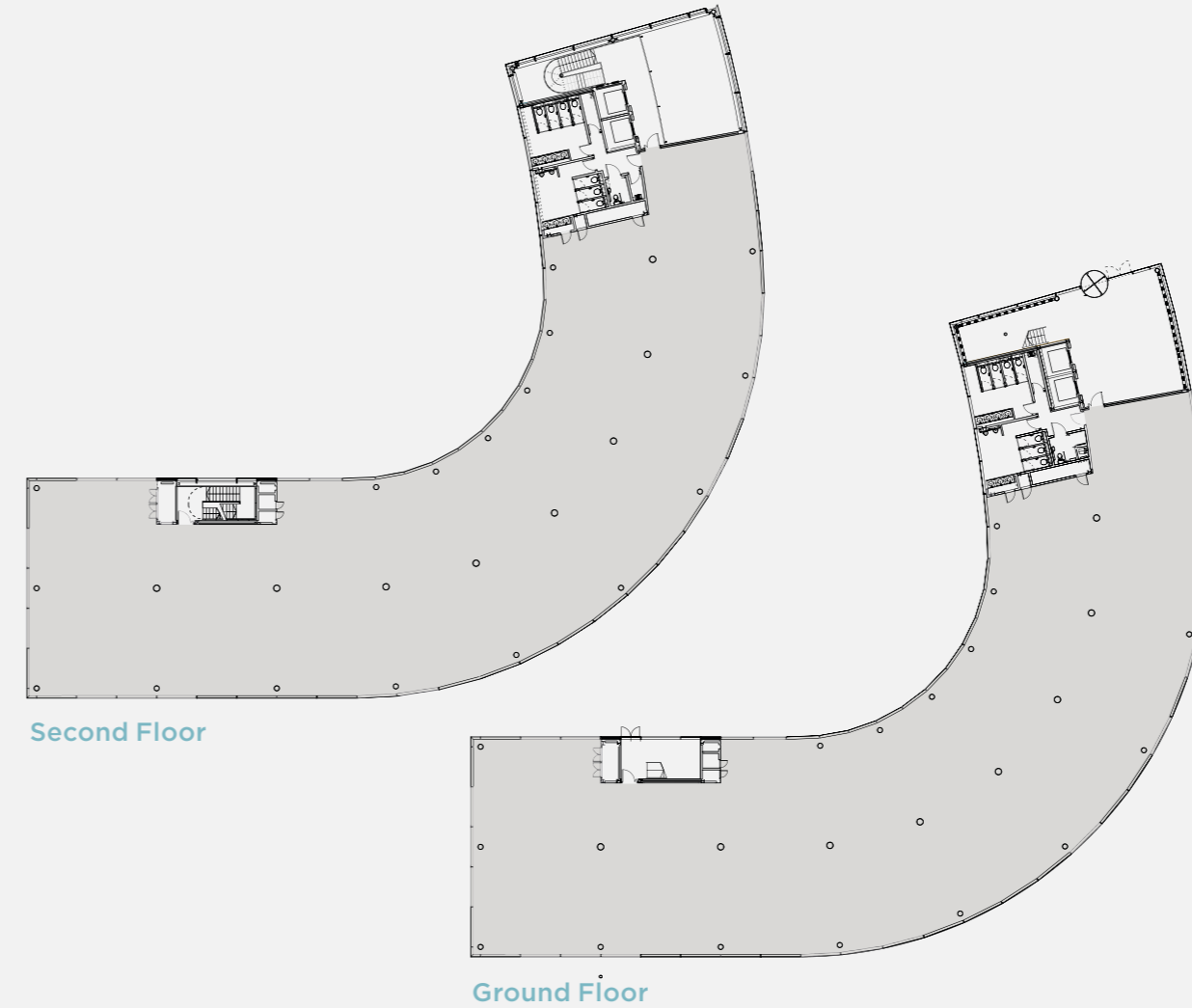
Aviator Two provides an architecturally striking Grade A office building over ground and two upper floors. The triple height reception creates an exceptional entrance and meeting place for the occupier and visitors to the building. The large open floor plates benefit from a generous floor to ceiling height which when complimented with full height glazing, combines to offer fantastic working space. The core provides fully refurbished WC facilities including disabled access toilets and shower facilities.

Externally, the hard and soft landscaping have been designed to complement the building and its immediate surroundings and help frame the building as a high class business destination.





FLOOR PLANS AND SCHEDULE OF AREAS



RICS Code of Measuring Practice (6th Edition) NIA

Floor	Sq ft	Sq m
2nd Floor	11,342	1,054
1st Floor	11,341	1,054
Ground Floor	11,336	1,053
Reception	1,080	100
Total	35,099	3,261

127 car parking spaces (1:276 sq ft)

RICS Property Measurement (1st Edition) IPMS3

Floor	Sq ft	Sq m
2nd Floor	11,639	1,081
1st Floor	11,638	1,081
Ground Floor	11,633	1,081
Reception	1,080	100
Total	35,990	3,343

127 car parking spaces (1:283 sq ft)

GREAT MINDS

Surround yourself with blue chip occupiers within a 5 mile radius

Aviator provides high quality office accommodation with excellent road, rail and air access. Continually improving retail and leisure amenities on the door step combined with an excellent level of parking ensures your staff will be delighted to be located at Aviator.



THE ADDLESTONE ONE TOWN CENTRE REGENERATION

An exciting development which will soon surround the Civic Centre, creating a new town centre

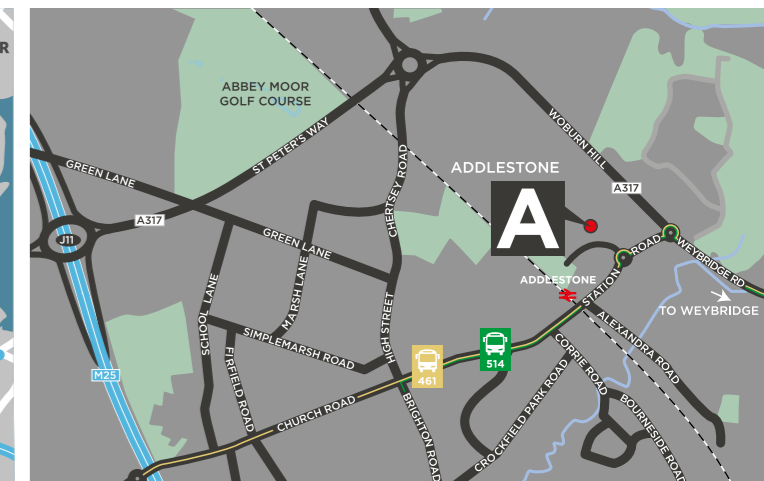
New shops, leisure facilities, homes and public spaces reflect the Council's hope to create a vibrant environment for people to work, visit and live. Addlestone One will also boost the daytime and evening economy for the town.

Key features of the development include:

- 101 bedroom hotel operated by Premier Inn
- 213 new homes consisting of 160 private, 35 affordable-rented and 18 shared-ownership apartments
- A mix of high quality retail units including a Waitrose supermarket
- A range of high quality restaurants
- A six screen cinema operated by The Light Cinemas
- A new gym
- 445 public car parking spaces
- Public landscaped spaces
- Space for an energy centre



SUPERB ACCESSIBILITY



Aviator is located in Addlestone, Surrey, within the jurisdiction of Runnymede Borough Council.

Central London lies approximately 20 miles to the north east of the site. Other nearby towns include Weybridge which is 1.7 miles to the east and Walton-on-Thames which is 3.5 miles to the north east. The prestigious St Georges Hill estate is located just 2.8 miles to the south east.

Aviator is well served with road connections. Vehicular access to the site is provided directly from Station Road (B3121). Junction 11 of the M25 is a 5 minute drive (1.8 miles) to the east, being accessible from Station Road (B3121) via Woburn Hill / St Peters Hill (A317).

Addlestone railway station is only a short walk (0.1 miles) from the site. Regular over ground train services run into London Waterloo, with a journey time of circa 49 minutes. Direct trains in to London Waterloo from Weybridge station, located 1.7 miles away from the site, provide a quicker connection in as little as 29 minutes.

Heathrow Airport is approximately 10 miles from Addlestone with Gatwick airport approximately 25 miles away.

Road

• Weybridge town centre	1.7 miles
• M25 (Junction 11)	1.8 miles
• London Heathrow	10 miles
• Farnborough Airport	20 miles
• Central London	20 miles
• London Gatwick	25 miles

Rail

From Addlestone

• London Waterloo	49 mins
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From Weybridge

• Woking	7 mins
• Surbiton	10 mins
• Clapham Junction	21 mins
• London Waterloo	29 mins
• London Gatwick	1 hour 2 mins

www.aviator-addlestone.co.uk

For more information contact joint sole agents:

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