

Courtyard House, The Square, Lightwater, Surrey, GU18 5SS

- > Just 1 mile south from J3 of the M3 Motorway
- > Quality offices from 866 sq ft to 4,169 sq.ft.
- > Available September 2018
- > Generously sized car park
- > Air-Conditioned
- > Security system connected to monitoring station

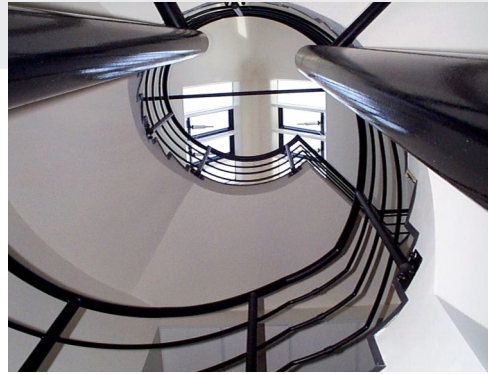


**TO LET ON A FULL REPAIRING AND INSURING LEASE
ON TERMS TO BE AGREED**



Grade A Office Building from 866 sq ft to 4,169 sq ft with 21 parking spaces

A 2-storey Building with Full Height Top Lit Atrium :



About the Premises :

An outstanding property with huge storey heights and extensive facilities including excellent parking. Net internal area about 4,169 sq ft including the top floor space with its vaulted ceilings which is entirely lit by Velux roof lights. The ground and first floors feature spectacular storey heights and great natural lighting from windows all around the perimeter.

About the Location :

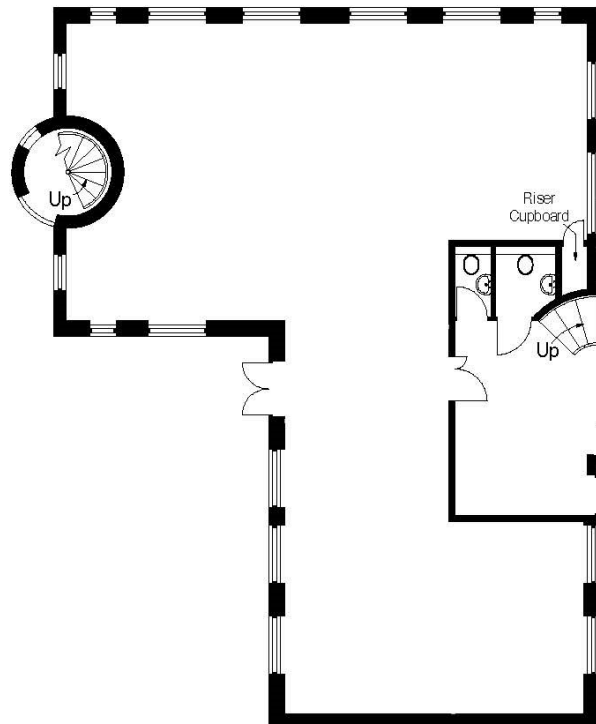
- 1 mile from J3 of the M3 Motorway
- 18.5 miles from Heathrow (via Motorway)
- Net internal area about 4,169 sq ft
- 21 car parking spaces (1 per 198 sq ft of net internal area)
- To let on a full repairing and insuring lease on Terms to be agreed

The building and its large car park is located central to the major towns of Woking, Guildford and Camberley with Heathrow and Gatwick airports both being reachable in around 30 to 50 minutes respectively. There is also great access to London, making this a prime location for many types of business, especially those with on-site parking needs where town/city locations would be prohibitively expensive.

- Air conditioned
- Quality building constructed in 1999 to an exemplary specification
- Net Internal Area about 4,169 sq ft
- 21 parking spaces (1 per 198 sq ft of net internal area)
- Feature reception area at base of top lit circular staircase of 13 ft diameter
- Full access raised floors, having clear void of 200mm with multi-function easily moveable floorboxes with electrical connections to buzz bars
- Suspended ceilings with clear void of 415mm in Ground Floor offices and 350mm in First Floor offices; recessed LED lighting
- Ceiling height in office areas 2,600mm (8ft 6")
- Male and female cloakrooms on both office floors
- Central heating from gas-fired boiler with radiators (all having individual thermostatic valves)
- Sophisticated security system linked to a monitoring station 24/7 by landline and wireless

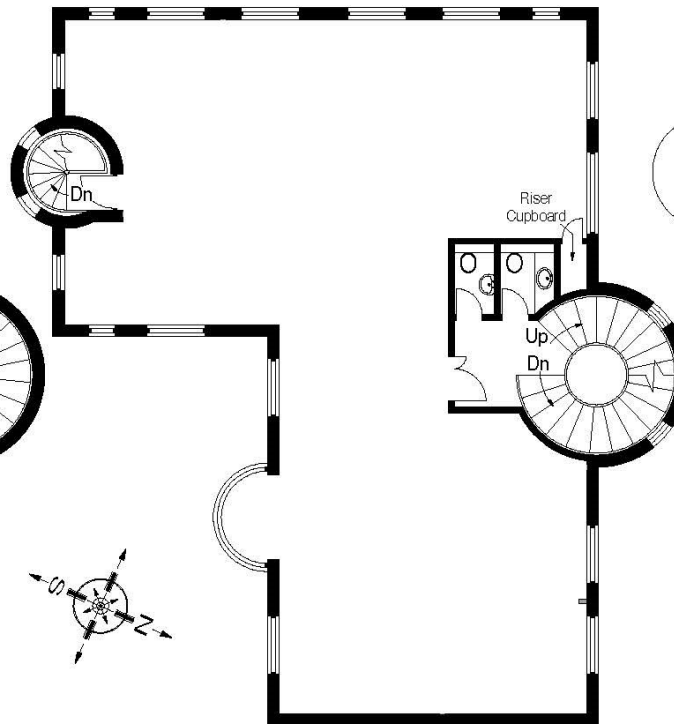
Courtyard House Entire Building

Ground Floor



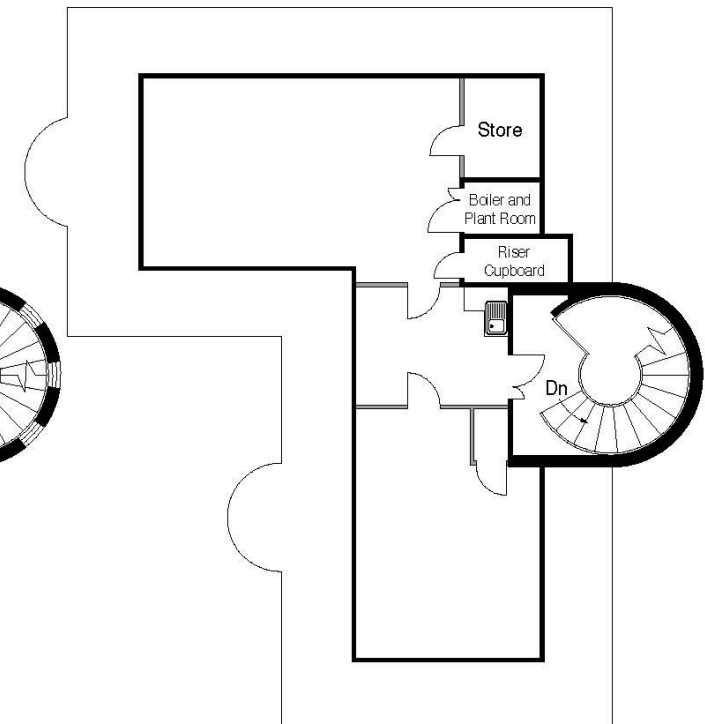
Ground Floor. Net internal area (sq ft): 1616

First Floor



First Floor. Net internal area (sq ft): 1687

Second Floor



Second Floor. Net internal area (sq ft): 866

Terms

- To be let as open space as shown on the plans— either the building as a whole or by the floor
- Full repairing and insuring lease (by way of a service charge) on terms to be agreed
- Commencing rents pa exclusive by the floor are:

Ground Floor	1,616 sq ft	£40,000
First Floor	1,687 sq ft	£41,750
Second Floor	866 sq ft	£14,300
Entire Bldg	4,169 sq ft	£96,050

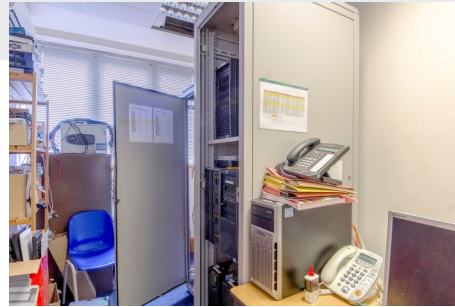
AT PRESENT THE BUILDING IS ASSESSED FOR [business rates](#) as follows

- Rateable Value with effect from 01 April 2017—£42,500
- Rate in the £ for the period ending 31 March 2019—£0.48
- Therefore rate payable for year ending 31 March 2019 : £20,400

THE RATEABLE VALUE IS TO BE RE-ASSESSED TO TAKE INTO ACCOUNT THE FLOOR AREA



Courtyard House Ground Floor



Courtyard House Ground Floor without Partitions



Computer Generated Image

Courtyard House First Floor



Courtyard House Second Floor



Courtyard House

