

# TO LET

Suites available



## Addlestone - Offices

581 to 4,219 sq ft (53.98 to 391.96 sq m) NIA



1st Floor Lindsey House, 1 Station Road, Addlestone, Surrey, KT15 2AL

### For viewing and further information contact:



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### Key Benefits

- Comprehensively refurbished
- New air conditioning system
- Full access raised floors and suspended ceilings with recessed lighting
- 10 person passenger lift



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## Location

Lindsey House sits in a prominent location at the cross roads of High Street and Station Road. This location provides easy access to the cafes, shops and other amenities that Addlestone offers, as well as the Tesco superstore and the railway station (regular services to London Waterloo).

The building is also very well located to provide easy access to the motorway network with junction 11 of the M25 being less than a 5 minute drive. Junction 12 provides access to the M3 (approx. 7 minutes) with the M4 at junction 15 (approx. 14 minutes).

A Travel Lodge and Little Waitrose have recently opened opposite the property. Furthermore, a retail, restaurant and cinema development have now reached completion, further enhancing the area.

## Description

The building has undergone comprehensive refurbishment and offers high quality office accommodation over three floors. The first floor offices are to be divided into suites, with works proposed to be completed by October 2019.

## Amenities

- New air conditioning
- Full access raised floors
- Suspended ceilings with recessed lighting
- 10 person passenger lift
- Male, female and disabled toilets
- Shared kitchen/breakout area
- Shower facilities

## Availability

The first floor is being divided to create the following suites, calculated on a net internal basis:-

	Rent	Insurance
Suite 1 - 581 sq ft (2 spaces)	£14,525 p.a.	£326 p.a.
Suite 2 - 786 sq ft (3 spaces)	£19,650 p.a.	£440 p.a.
Suite 3 - 721 sq ft (3 spaces)	£18,025 p.a.	£404 p.a.
Suite 4 - 2,131 sq ft (8 spaces)	£53,275 p.a.	£1,193 p.a.

Insurance figures are based on the current policy year.

## Terms

The office accommodation is available by way of new full repairing and insuring leases (by way of service charge) direct from the Landlord.

## Viewings

Strictly by appointment through Hurst Warne  
01483 723344 - Peter Richards/Clare Charrett  
or our joint agents Vail Williams

## Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as E (112).

A copy of the Energy Performance Certificate is available on request from the agents.

## Business Rates

Rates Payable: £11 per sq ft  
The suites will be re-assessed once completed.

Interested parties should make their own enquiries with the relevant local authority.

## Service Charge

£5.50 per sq ft per annum, exclusive



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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Our Farnborough, Woking, Guildford, Leatherhead & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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