

**INTERCONNECTING OFFICE/HIGH TECH UNITS
WITH EXCELLENT PARKING FOR UP TO 57 CARS
FROM 2,480 TO 16,695 SQ FT (230.4—1,549.4 SQ M) APPROX**

TO LET



UNITS 2 & 3, WINTERSELLS ROAD, BYFLEET, SURREY KT14 7LF



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LOCATION

The property is located on the entrance to Wintersells Road directly on the junction with the A318 Oyster Lane, which leads to the Brooklands Business Park only half a mile away. Junction 11 of the M25 is within 2.5 miles of the property and Junction 2 of the M3 is approximately 4 miles away as is the A3 which offers a direct route to Central London to the north and Portsmouth to the south.

Byfleet and New Haw station is within only 50 metres walk offering a direct service to London Waterloo, Woking (where a non-stop train to London Waterloo is available) and Basingstoke.

COMMUNICATIONS (approx distances/times)

Road

Byfleet & New Haw Station	200 metres
M25 (Junction 11)	2.5 miles
M3 (Junction 2)	4 miles

Air

Heathrow Airport	12 miles
Gatwick Airport	29 miles

Rail

London Waterloo	43 mins
Woking	8 mins
Basingstoke	51 mins

DESCRIPTION

The available premises comprise two adjoining 2 storey Pavillion style office buildings constructed in circa 1990. Set in their own landscaped grounds.

The buildings are approached via a glazed entrance link with each unit having its own attractive reception area.

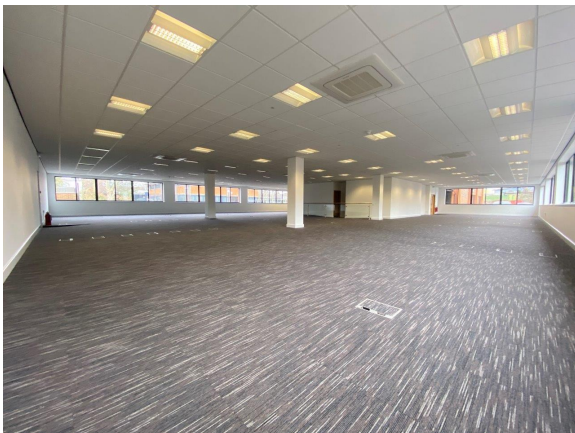
The buildings have just been refurbished and provide a large part open plan rectangular floorplates with windows to 3 elevations, providing excellent natural light. Unit 2 has a lift in the main reception.

The floors all have their own tea stations and male and female toilets, and there is an excellent amount of parking to the rear of the property.

Both the floors in Unit 3 also benefit from a number of part glazed partitioned offices.

There are toilets on all floors, with disabled WC's on the ground floor of each unit.

Historically these units were originally built with loading doors to the rear and it could be possible to re-instate these to enable more research and development/light industrial type uses if required.



ACCOMMODATION

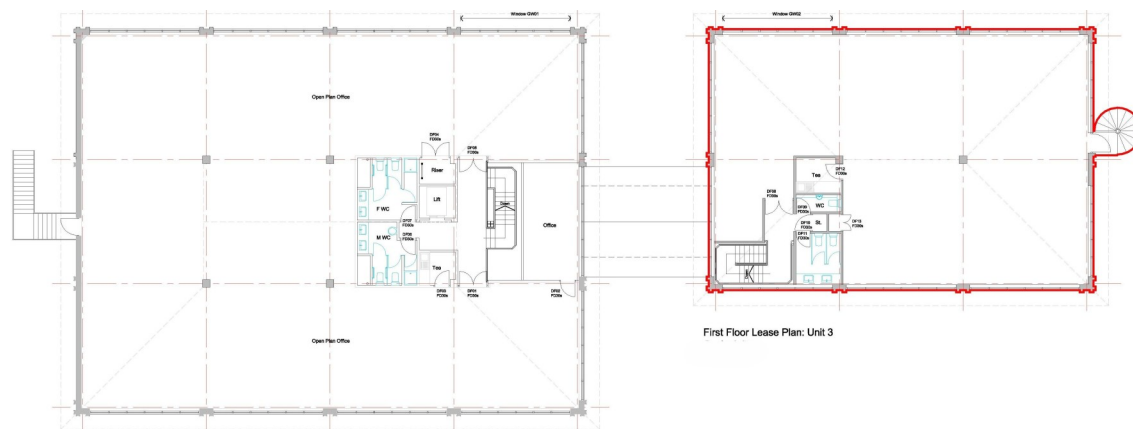
UNIT 2	SQ FT	SQ M	CAR PARKING
1st Floor Offices	5,435	575	20
Ground Floor Offices	5,175	479	19
Ground Floor Reception	645	60	
Total	11,255	1,044	39
UNIT 3			
1st Floor Offices	2,810	261	9
Ground Floor Offices	2,480	230.4	9
Ground Floor Reception	150	14	
Total	5,440	505.4	18
Units 2 & 3 Overall Totals			
16,695	1,549.4	57	



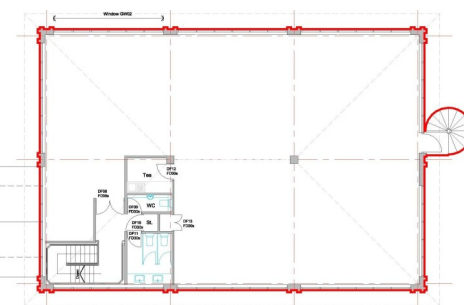
AMENITIES

- LG7 Fluorescent lighting with PIR sensors
- Suspended ceiling
- Raised Floors
- Fully carpeted
- Comfort cooling/heating cassettes
- Passenger lift (Unit 2 only)
- Kitchen stations
- Dedicated male & female toilets
- Entryphone system
- Double glazed windows to 3 elevations
- On site parking for up to 57 cars
- Ground Floor reception areas

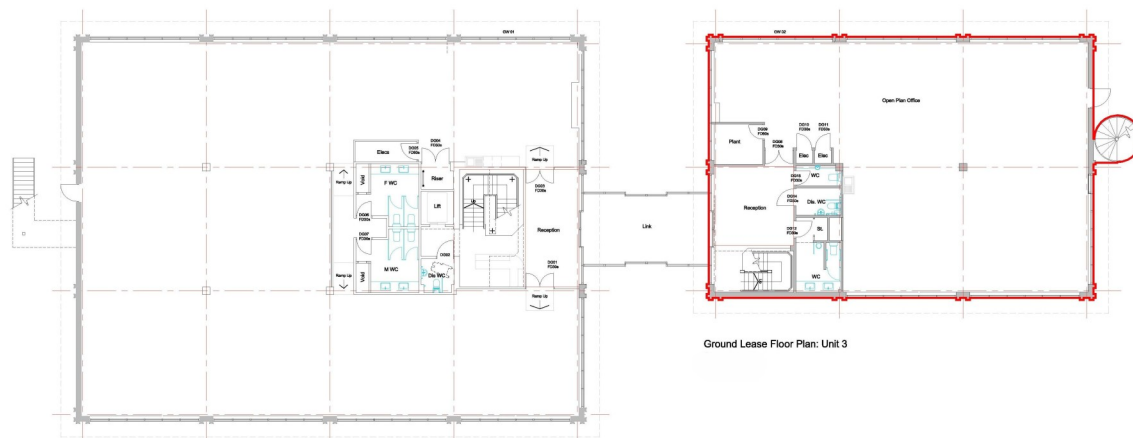
FLOOR PLAN (Not to scale - for indicative purposes only)



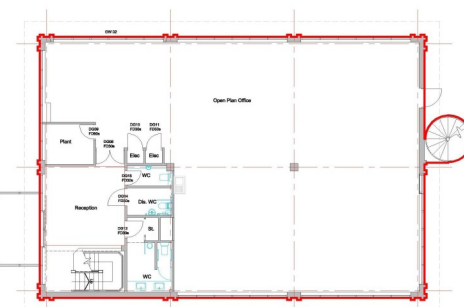
First Floor Lease Plan: Unit 2



First Floor Lease Plan: Unit 3



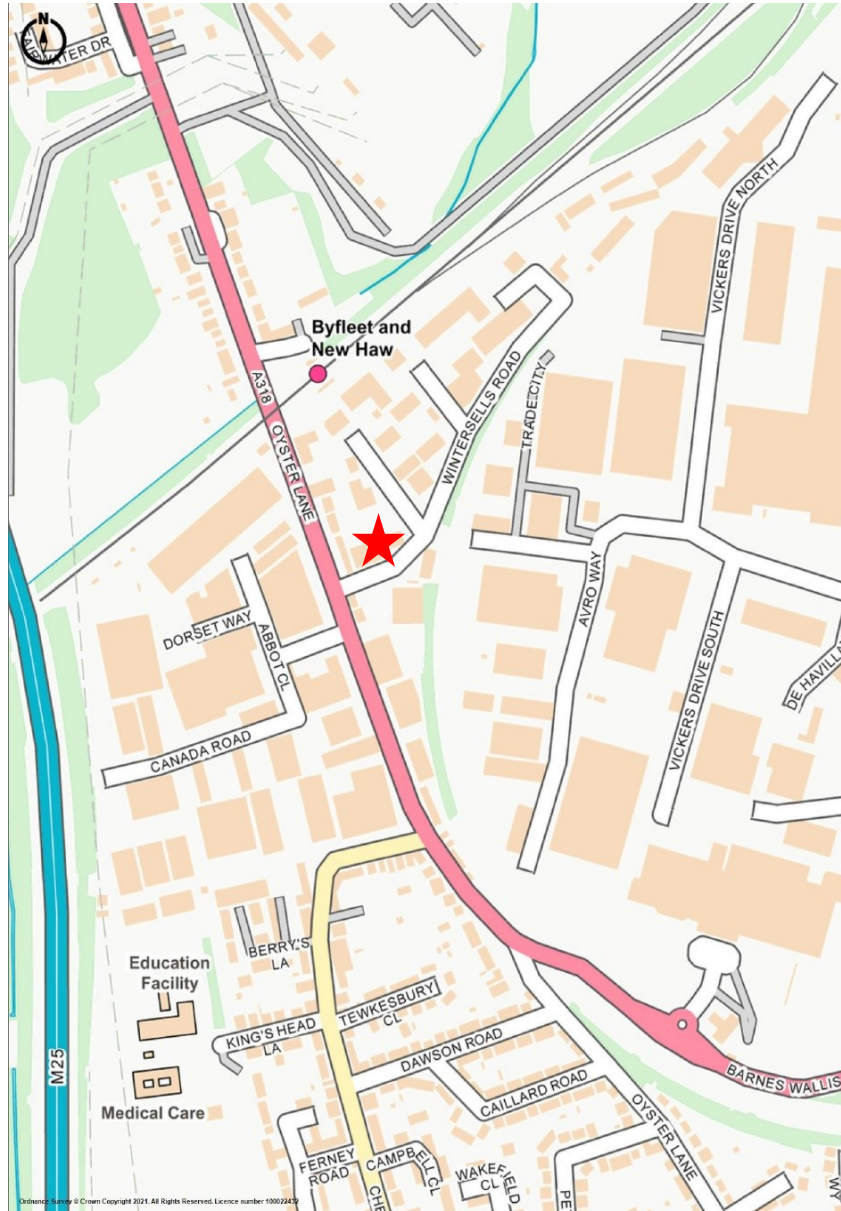
Ground Floor Lease Plan: Unit 2



Ground Floor Lease Plan: Unit 3

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TERMS

The premises are available to let in floors or as separate buildings on new FR&I leases for terms to be agreed.

RENT

£19.50 per sq ft per annum exclusive.

RATES PAYABLE

UNIT 2	(including parking spaces)	
	Ground Floor	1st Floor
Rateable Value	£117,500	£120,00
Rates Payable	£56,400 (26/27)	£57,600 (26/27)

UNIT 3

Rateable Value	£124,000
Rates Payable	£59,520 (26/27)

(We strongly recommend you verify these figures with Elmbridge council in due course.)

EPC

Unit 2—B (37)
Unit 3—B (41)

VAT

The buildings are currently elected for VAT.

Viewing strictly through sole agent:

Andrew Armiger
020 8481 4741
07973 207424
andy@cattaneo-commercial.co.uk

Tim Wilkinson
020 8481 4745
07973 302814
tim@cattaneo-commercial.co.uk

Cattaneo Commercial Ltd
19-23 High Street
Kingston upon Thames
Surrey
KT1 1LL
www.cattaneo-commercial.co.uk



Particulars updated 19/2/26

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