

**REFURBISHED GROUND FLOOR OFFICE
WITH EXCELLENT PARKING
5,157 SQ FT (479.1 SQ M) APPROX**

TO LET



2 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.

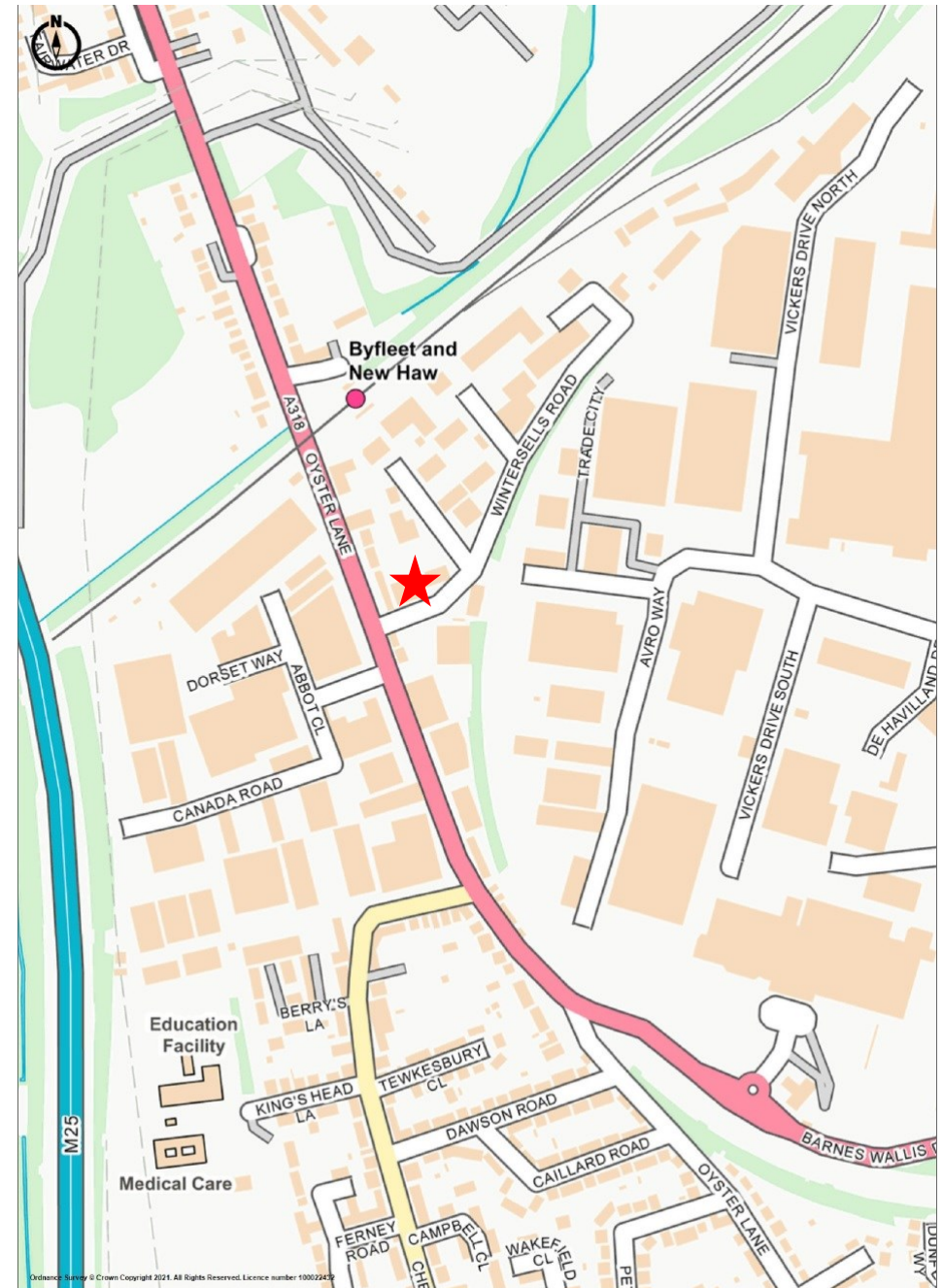
For a map of this location please visit www.bing.com/maps and insert KT14 7LF

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



Promap

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DESCRIPTION

The available premises comprise the entire ground floor of an attractive two storey pavilion style office building constructed in circa 1990.

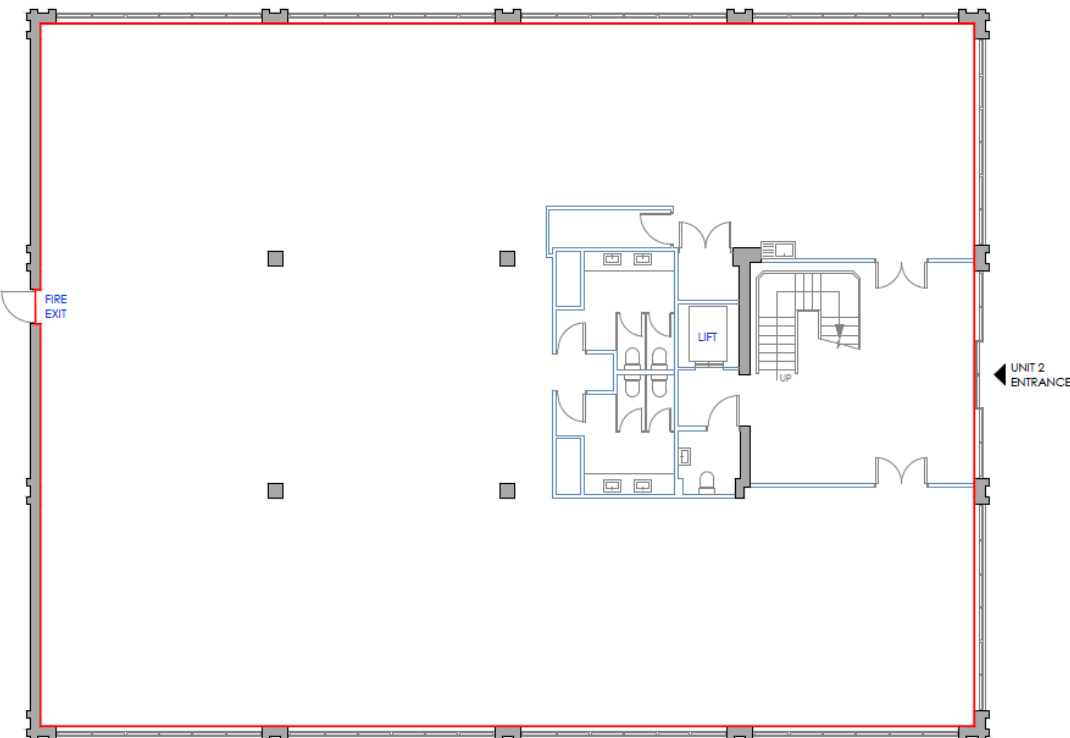
The building is approached via an attractive glazed reception area.

The suite has just been refurbished to provide a large open plan rectangular floorplate with two access doors from the main reception and windows to 3 elevations, providing excellent natural light.

The floor has its own tea station and male and female toilets, and there is an excellent amount of parking to the rear of the property.

There are up to 19 car spaces allocated with this unit,.

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



AMENITIES

- LG7 Fluorescent lighting with PIR sensors
- Suspended ceiling
- Raised Floors
- Fully carpeted
- Comfort cooling/heating cassettes
- Kitchen station
- Dedicated male & female toilets
- Entryphone system
- Double glazed windows to 3 elevations
- On site parking up to 19 cars

TERMS

The suite is available to let on a new FRI lease for a term to be agreed.

RENT

£113,460 per annum exclusive.

RATES PAYABLE

Rateable Value £81,000

Rates Payable £44,226 (24/25)

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

EPC

B (48)

VAT

The building is currently elected for VAT.



Viewing strictly through sole agent:

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Particulars updated 19/03/24

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