



Lindsey House

1 Station Road, Addlestone, KT15 2AL

**High quality office suites
with excellent road access.**

581 to 4,208 sq ft
(53.98 to 390.94 sq m)

- Air conditioned
- On site parking
- Walking distance to railway station
- Refurbished
- Prominent location

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Summary

Available Size	581 to 4,208 sq ft
Business Rates	N/A
EPC Rating	C (74)

Description

The building has undergone comprehensive refurbishment and offers high quality office accommodation over three floors. The first floor has been split to provide suites from 581 sq ft with raised floors, new air conditioning, full internal redecoration, separate electricity meters per suite and a shared kitchen/breakout area.

To the rear there is a gated private car park and some external breakout space.

Location

Lindsey House sits in a prominent location at the cross roads of High Street and Station Road. Addlestone railway station is a few minutes walk from the subject property.

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 with Smith & Western, Nando's and Esquires Coffee Shop now in occupation.

Accommodation

The accommodation comprises of the following and the suites can be combined if required.

Name	Sq ft	Sq m	Rent
Suite - 1	581	53.98	£15,000 per annum
Suite - 2	786	73.02	£20,000 per annum
Suite - 3	721	66.98	£18,000 per annum
Suite - 4	2,120	196.95	£53,000 per annum
Total	4,208	390.93	

Viewings

Strictly by appointment with the agents

Derwent Hillside - Matthew Seary - matthew@derwenthillside.co.uk - 07950 464618

Hurst Warne - Clare Charrett - 01483 723344

Terms

The property is available by way of a new lease for a term to be agreed.



Viewing & Further Information



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