



## Ground Floor

Dixcart House, Addlestone Road, Addlestone, KT15 2LE

### **Prestigious Riverside Office Suite within Headquarters Building**

**2,984 sq ft**  
(277.22 sq m)

- Air conditioned
- 16 car parking spaces
- Prominent location
- Access to prestigious boardroom
- Kitchen facilities
- Can be furnished

## Summary

<b>Available Size</b>	2,984 sq ft
<b>Rent</b>	£29 per sq ft
<b>Business Rates</b>	This is an estimate based on the current larger assessment.
<b>Service Charge</b>	A service charge budget is being prepared
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The available suite is set on the ground floor of this prestigious building with an attractive reception area which benefits all tenants.

The space is currently arranged as a number of partitioned offices but could easily be returned to a more open plan environment. There is a full access raised floor, suspended ceiling and air conditioning throughout.

The suite also benefits from a number of private meeting rooms which are accessed from the buildings central meeting room suite. These larger meeting rooms can also be hired by any tenant as required.

The space can be offered fitted if required.

## Location

Dixcart House forms part of the well established Bourne Business Park located between Weybridge and Addlestone offering excellent local facilities and easy connections.

Junction 11 of the M25 is within 3 miles providing access to the wider motorway network.

Both Weybridge and Addlestone railway stations provide direct access to London Waterloo with journey times from 24 minutes.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,984	277.22	Available
<b>Total</b>	<b>2,984</b>	<b>277.22</b>	

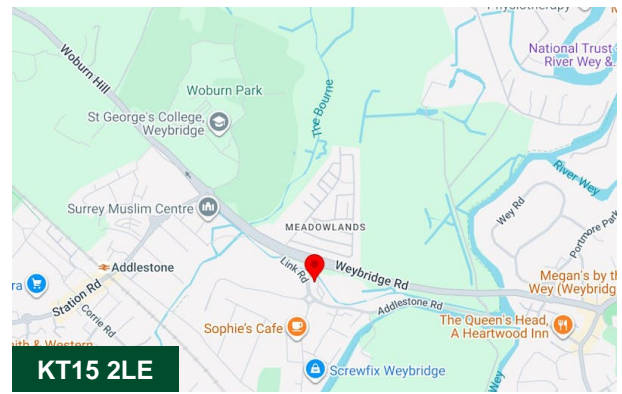
## Viewings

Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - matthew@derwenthillside.co.uk - 07950464618

## Terms

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



## Viewing & Further Information



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