

# TO LET

PRELIMINARY DETAILS

Enterprise   
House

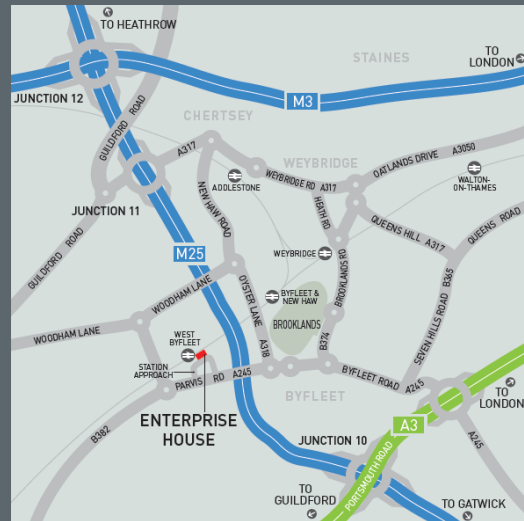


West Byfleet, Surrey KT14 6NW

PROMINENT GRADE A OFFICE BUILDING  
WITH GOOD PARKING  
ADJOINING WEST BYFLEET RAILWAY STATION  
**5,666 - 11,547 SQ FT APPROX**

The property is immediately adjacent to West Byfleet railway station, providing a fast and frequent service to London Waterloo with a fastest journey time of approximately 35 minutes. Numerous bus services are close at hand on the Old Woking Road.

West Byfleet offers a comprehensive shopping centre and is strategically located to the west of the M25 between junctions 10 and 11 at Wisley and Addlestone. The motorway and the nearby A3 provide excellent links to the southern road network (including the M3) and the international airports at Heathrow and Gatwick.



## DESCRIPTION

A self-contained modern office building situated adjacent to West Byfleet railway station.

The property was subject to a comprehensive back to frame refurbishment some 5 years ago to provide high quality air conditioned floors of offices approached via an impressive double height glazed reception area with passenger lift and disabled access.

The floors have just undergone a further refurbishment and now offer two completely open plan offices with high quality kitchens fitted to each floor. The offices now benefit from LED lighting, suspended ceilings and perimeter trunking. The front door of the building is located immediately adjacent to the main entrance to West Byfleet station and the building benefits from good on site parking for up to 50 cars in the adjacent car park. The building also benefits from its own shower facility on the ground floor.

Solar panels have recently been installed on the roof to subsidise the running costs of the building.

## AMENITIES

- Up to 50 car parking spaces available in the adjoining station car park
- Feature double height glazed reception
- VRV air conditioning
- Suspended ceiling system
- Recessed LED lighting
- Fully carpeted
- Passenger lift
- Three compartment perimeter trunking
- Double/triple glazed window units
- Toilet and shower facilities
- Disabled toilets
- Subsidised electricity via PV panel system on roof

## TERMS

The floors are available individually or as a whole on new full repairing and insuring leases for a term(s) by arrangement.

## RENT

On application.

## VAT

The building is elected for VAT.

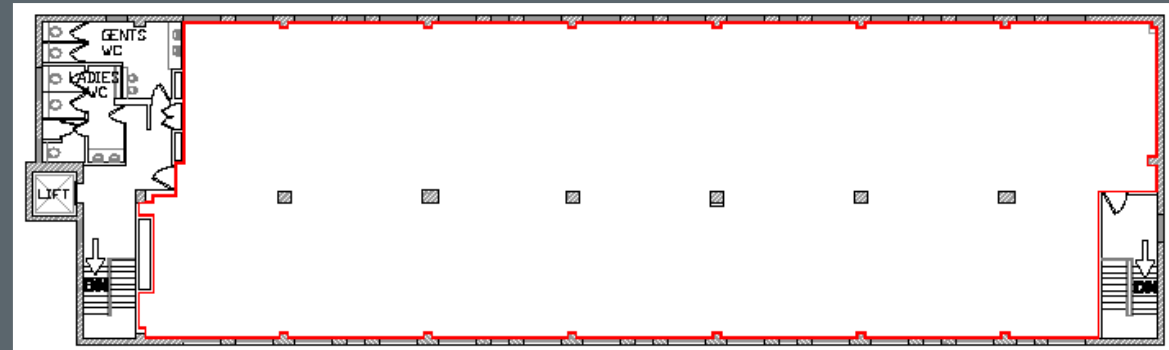
### FLOOR AREAS (Approx NIA)

	sq ft	sq m
Second Floor	5,666	526.4
First Floor	5,666	526.4
Ground reception	215	20
<b>Total</b>	<b>11,547</b>	<b>1,072.8</b>

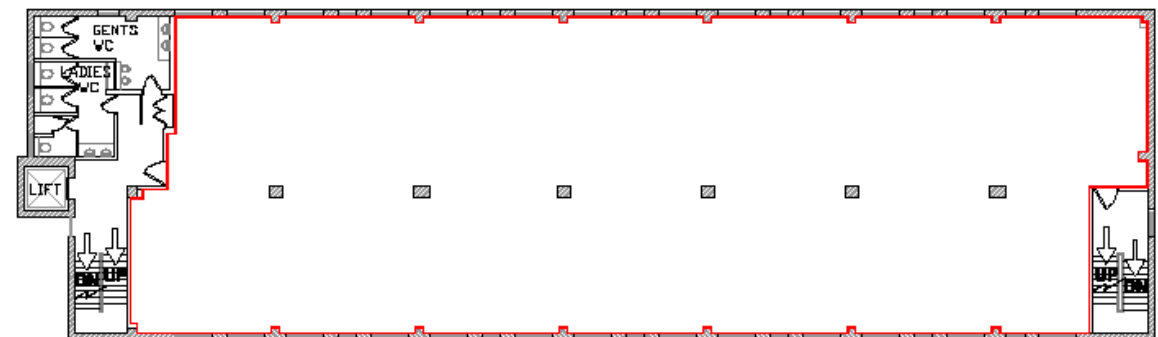
### EPC

Rating: B(49)

### FLOOR PLANS (for indicative purposes only - not to scale)



Second Floor



First Floor

### BUSINESS RATES

Rateable Value £193,000

Rates Payable (2023/24) £98,816

We recommend you verify these figures with Woking Borough Council.

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