



## Self contained ground floor offices

### 1 Hartdene House

Bridge Road, Bagshot, GU19 5AT

Office, Other

**TO LET**

**878 sq ft**

(81.57 sq m)

- Attractive offices built in 2002
- Self contained space with your own front door
- Open plan space plus 3 separate offices/meeting rooms
- 2 private parking spaces plus public parking nearby
- Kitchen
- 2 WCs one with a shower

# 1 Hartdene House, Bridge Road, Bagshot, GU19 5AT

## Summary

<b>Available Size</b>	878 sq ft
<b>Rent</b>	£25 per sq ft
<b>Rates Payable</b>	£6.68 per sq ft 100% small business rates relief could apply
<b>Rateable Value</b>	£11,750
<b>Service Charge</b>	£1.25 per sq ft Estimate for 2026 - Subject to annual RPI review
<b>EPC Rating</b>	C (68)

## Description

Hartdene House is an attractive bespoke property built in 2002. No.1 benefits from a reception lobby leading to a generous open plan working space plus 3 separate offices or meeting/consulting rooms. There is a separate fitted kitchen, 2 WCs and a shower. All of the offices have good natural light and a high quality finish. Two block paved private parking spaces are located to the front of the property and additional public parking is available nearby.

## Location

1 Hartdene House is well located on a quiet road, yet very close to the A30 and just 4 minutes drive from Junction 3 of the M3. It is a short 5 minute walk to either Bagshot Railway Station or the shops, restaurants and amenities in the centre of Bagshot. There is an M&S Simply Food almost opposite.

## Accommodation

The accommodation comprises the following area on an NIA basis

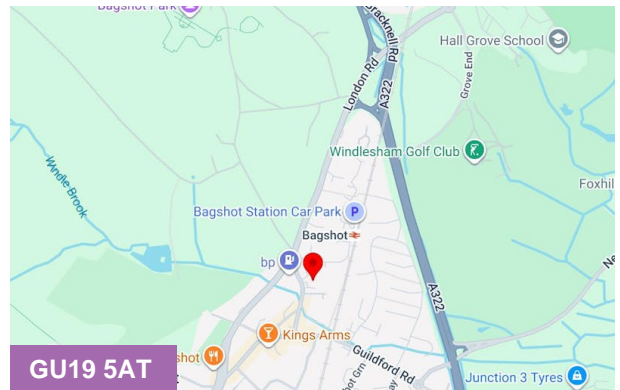
Name	sq ft	sq m
Ground - Self Contained	878	81.57

## Viewings

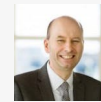
By arrangement with Nick Hardy

## VAT

VAT is chargeable in addition on Rent & Service Charge



## Viewing & Further Information



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