

# Office, Industrial / Warehouse

TO LET



CURCHOD & CO



214 Station Road

Addlestone, KT15 2PH

## Office and workshop accommodation

3,363 sq ft

(312.43 sq m)

- Flexible Class E commercial use
- Town centre position with good visibility
- Large rear workshop with rear access
- One allocated parking space to rear
- Suitable for office and light industrial occupiers
- Close proximity to Addlestone station and M25 Junction 11

## Summary

Available Size	3,363 sq ft
Rent	£39,000 per annum
Rates Payable	£15,469 per annum
Rateable Value	£31,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (81)

## Description

Flexible commercial premises offering a strong combination of offices and workshop accommodation on Station Road located close to Addlestone town centre. The property benefits from Class E use and a practical operational layout, the property suits a diverse range of business types including trade counter, light industrial, studio production, tech/engineering and administrative functions.

## Location

Occupying a convenient town centre position, the property benefits from excellent transport connectivity, local amenities, and public transport services all within walking distance. The M25 motorway can be accessed off Junction 11 (M25) — giving quick onward connections to Greater London, Heathrow and the national motorway network. Addlestone station offers direct trains to London Waterloo.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	441	40.97
1st - Office	503	46.73
Ground - Workshop	2,393	222.32
<b>Total</b>	<b>3,337</b>	<b>310.02</b>

## Terms

Available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

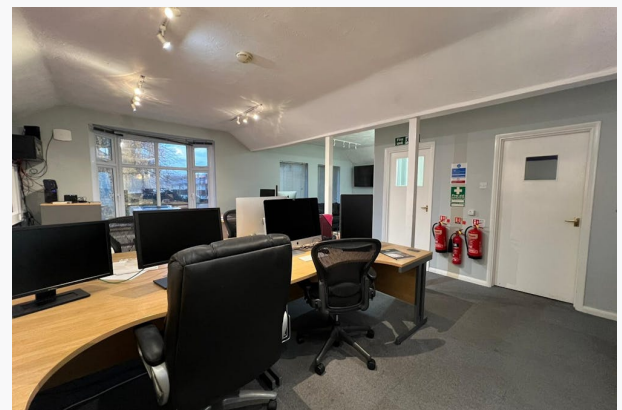
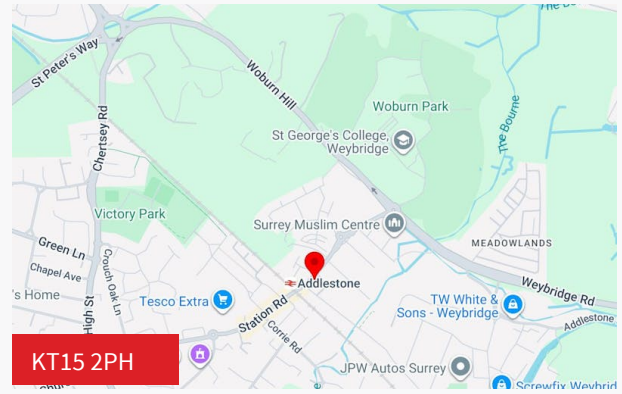
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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