

ATTRACTIVE CANAL SIDE OFFICE BUILDING WITH AIR CONDITIONING AND GOOD PARKING

TO LET

5,310 - 10,960 SQ FT (493.3 - 1,018.2 SQ M) APPROX



BRIDGE HOUSE, ADDLESTONE ROAD, WEYBRIDGE, SURREY KT15 2UE

BRIDGE HOUSE, ADDLESTONE ROAD, WEYBRIDGE, SURREY KT15 2UE

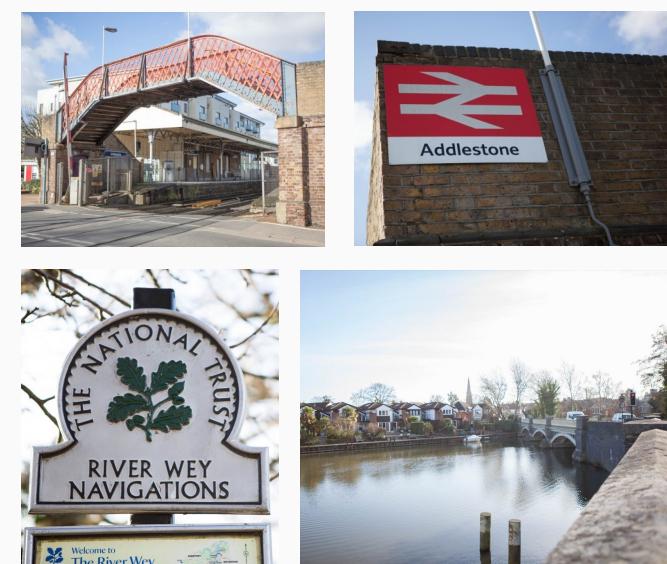
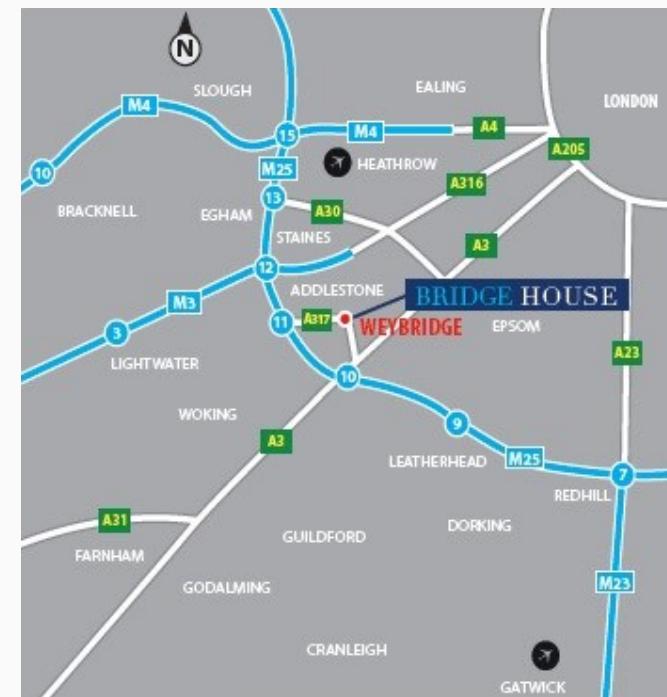
TO LET

LOCATION

Weybridge is regarded as one of the most prestigious office locations in the south east. It is strategically located only 24 miles south west of central London with excellent access to the M25 motorway via Junction 11 approximately 2 miles to the west. There is good access to central London via the A3, approximately 3.7 miles from Weybridge town centre, while Junction 2 of the M3 is situated just 4 miles to the north.

The building is located on Addlestone Road adjacent to Weybridge Business Park and the Wey Navigation Canal. Weybridge town centre is within a pleasant 10 minute walk along the canal and offers an excellent range of shops (including Waitrose), restaurants and banking facilities. There is a riverside pub and two cafes within a few minutes walk of the building.

Major office occupiers in the vicinity of Bridge House include LG, Procter & Gamble, Petroleum Geo-Services, Samsung Europe, Toshiba, GlaxoSmithKline, Thales, Cargill and Sony Europe.



DESCRIPTION

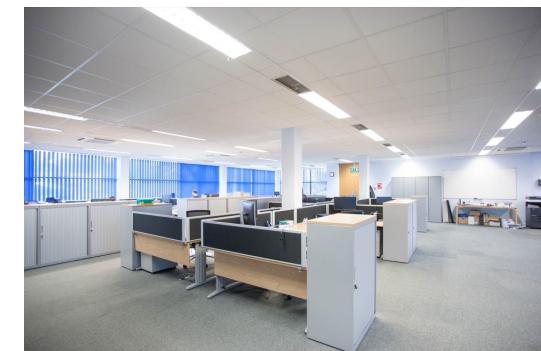
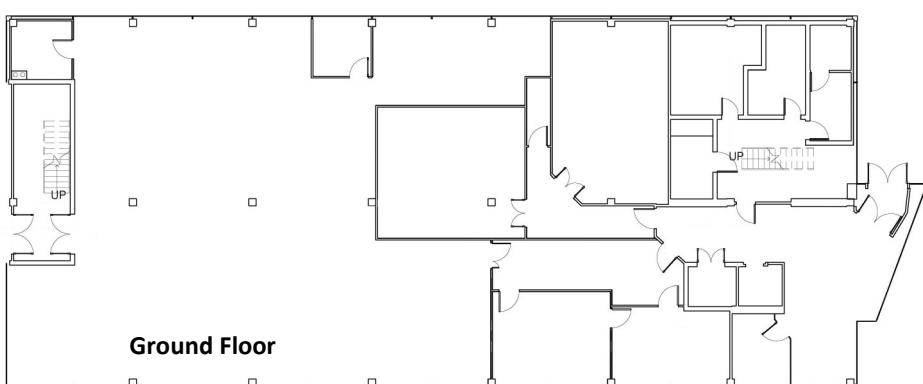
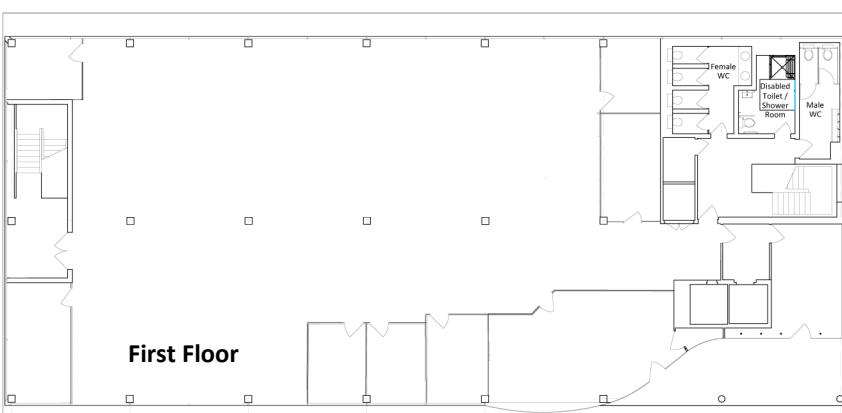
Bridge House is an attractive two storey office building with full height glass fenestration to all aspects, situated immediately on the banks of the Wey Navigation Canal. Therefore, much of the building enjoys canal views and there is even a good sized timber decked balcony at first floor level, overlooking the Wey Navigation.

The building was comprehensively refurbished in 2012 to provide good quality comfort cooled offices with full access raised floors, suspended ceilings and recessed fluorescent lighting. Both floors are partitioned to provide a good combination of open plan and glazed partitioned offices, meeting rooms, temperature controlled server rooms, kitchens and break out areas.

Toilets are located in the central core area where there is also a passenger lift, disabled WC and shower.

The building has good on-site parking for up to 52 cars (1 space per 211 sq ft).

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



ACCOMMODATION

	Sq Ft	Sq M	Parking
First Floor	5,310	493.3	25
Ground Floor	5,650	524.9	27
Total	10,960	1,018.2	52

AMENITIES

- ◆ Full access raised floors
- ◆ Cooling heating cassettes
- ◆ Suspended ceilings with integral lighting
- ◆ Recessed fluorescent lighting
- ◆ Vertical window blinds
- ◆ Kitchen
- ◆ Break out area
- ◆ Server room
- ◆ Shared male, female and disabled toilets
- ◆ Access to shower room
- ◆ Overlooking Wey Navigation Canal
- ◆ Up to 52 car parking spaces (for entire building)
- ◆ Balcony to first floor
- ◆ Passenger lift

BRIDGE HOUSE, ADDLESTONE ROAD, WEYBRIDGE, SURREY KT15 2UE

TO LET

TERMS

The building is available to let as a whole, or our Client would consider letting just the first floor on a new full repairing and insuring sub lease (via a service charge) for a term to be agreed.

The sub lease will be contracted outside of the security of tenure provisions (sections 24-28) of the Landlord and Tenant Act 1954, part II as amended.

RENT

£25.00 per sq ft

RATES

Approx £9.63 per sq ft

VAT

We have been advised that the property is elected for VAT.

EPC

Rating E (118)



For further information or to arrange an inspection please contact:



CATTANEO COMMERCIAL
19-23 High Street
Kingston
Surrey KT1 1LL

ANDREW ARMIGER
andy@cattaneo-commercial.co.uk
020 8481 4741

DAVID KEATES
david@cattaneo-commercial.co.uk
020 8481 4751



Gary Whitaker
gwhitaker@curchodandco.com

Richard Newsam
rnewsam@curchodandco.com

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.