



## Brook House, Apex Court

Camphill Road, West Byfleet, KT14 6SQ

**Self contained office  
building with generous car  
parking.**

**3,680 to 5,464 sq ft**  
(341.88 to 507.62 sq m)

- Refurbished
- Comfort cooling
- Excellent natural light
- Generous car parking
- Close to station

# Brook House, Apex Court, Camphill Road, West Byfleet, KT14 6SQ

## Summary

<b>Available Size</b>	3,680 to 5,464 sq ft
<b>Rent</b>	£23.50 per sq ft
<b>Rates Payable</b>	£14,720.50 per annum
<b>Rateable Value</b>	£29,500
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	£1.50 per sq ft
<b>EPC Rating</b>	C

## Description

Apex Court is a development of 4 self contained office buildings set within a gated site. Brook House is an end of terrace building arranged over 2 floors. There are double doors to the rear of the ground floor to allow ease of access.

The property benefits from full access raised floors, suspended ceilings and comfort cooling throughout. The accommodation can be combined with the adjoining Cedar House to provide 5,464 sq ft. Alternatively consideration may be given to the letting of a single floor.

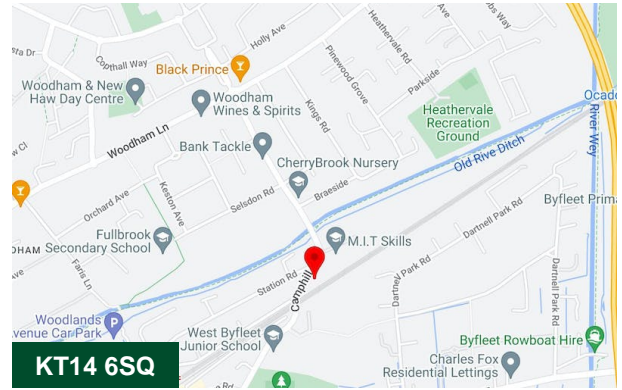
## Location

Apex Court is well located for road access with the A3 only 4 miles away providing access to the M25 and the wider motorway network beyond.

West Byfleet Railway Station is less than half a mile from Apex Court and offers a frequent service to London Waterloo with a journey time of approximately 35 minutes.

## Terms

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



## Viewing & Further Information



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