



154 Station Road
Addlestone, KT15 2BD

Ground Floor Office/Retail To Let

616 sq ft
(57.23 sq m)

- Prominent Corner Site with Extensive Return Frontage
- E-Class Office/Retail
- Nearby Addlestone Train Station
- Kitchenette and WC
- Comfort Cooling

Summary

Available Size	616 sq ft
Rent	£16,500.00 per annum
Rates Payable	£7,110.75 per annum A level of small business rates relief may available.
Rateable Value	£14,250
EPC Rating	B (41)

Description

The property comprises of self-contained ground floor office/retail premises within a prominent two-storey corner site, located nearby to Grants Estate Agents, Dominos, and Wimpy.

The unit benefits from comfort cooling, modern LED inset lighting, vinyl wood floor, and a kitchenette and WC.

Location

Addlestone is a popular Surrey town located approximately 20 miles southwest of central London and lies approximately 1 mile from Junction 11 of the M25 motorway.

Woking, Chertsey and Weybridge are all within 1 mile of the town and Guildford lies approximately 10 miles to the south. Addlestone train station is only a 2-minute walk and provides a regular and fast service to Waterloo with an approximate journey time of 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office/Retail	616	57.23	Available
Total	616	57.23	

Terms

A new lease is available for a term to be agreed.

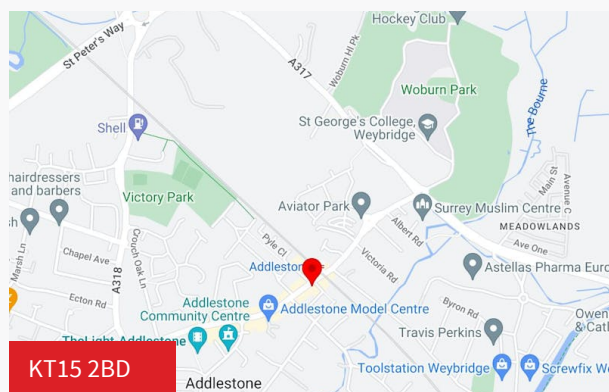
Legal Costs/VAT

Each party to be responsible for their own legal and professional costs incurred in any transaction.

All figures quoted are exclusive of VAT.

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.



Viewing & Further Information

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