



Attractive courtyard offices available on flexible terms

Ground Floor

Courtyard House, The Square, Lightwater,
GU18 5SS

Office

TO LET

1,000 sq ft

(92.90 sq m)

- Ground floor office suites on flexible terms
- Fully furnished option available on request
- Private allocated parking
- Offices, meeting room and a generous kitchen break out area
- New Air Conditioning, solar panels and LED lighting, Energy Rating (Band A)
- Option to break after the first 12 months

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Summary

Available Size	1,000 sq ft
Rent	£50 per sq ft Inclusive of rent, rates, service charge and utilities
EPC Rating	A (18)

Description

The ground floor suite is in an impressive detached office building. The offices have both a direct private access and a shared reception hall with male and female WCs. The space is currently presented as an open plan office with a generous kitchen breakout area leading off and a separate meeting room.

Location

The building is situated just off Guildford Road close to the village centre in Lightwater, with numerous local amenities such as a Co-op convenience store, M&S food, Boots pharmacy, Cook and a number of takeaways and cafes.

Junction 3 of the M3 motorway is less than a mile away with relatively rapid access to the M25, Heathrow and Gatwick airports. Woking, Guildford, Bracknell and Camberley are all within easy reach. Bagshot Train Station provides services to London Waterloo and Reading with just one change at Ascot.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 1	495	45.99	Let
Suite - 2	1,000	92.90	Available

Viewings

By arrangement with the sole agents Page Hardy Harris

Terms

A new flexible lease or licence for a minimum term of just 12 months

Legal Fees

Each party will be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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