

# THETA | LYON WAY

FRIMLEY | CAMBERLEY | GU16 7ER



**HIGH QUALITY OFFICES**  
4,003 TO 8,140 SQ T (372 TO 756 SQ M) TO LET





## KEY BENEFITS



- Parking at 1:191 sq ft
- Full access raised floors with new carpeting
- New LED lighting
- Air-conditioning
- Impressive reception/entrance area
- Short walk to Waitrose
- Less than 2 miles to the M3
- On site reception/security
- 2nd floor cabled and ready to go.

## LOCATION

Theta, which is located on a highly prominent position on main A321 Frimley Road, is less than 2 miles from junction 4 of the M3 motorway. The A331 Blackwater Valley Relief Road provides easy links to the A3 and A30 and to the A4 and M4 at Reading.

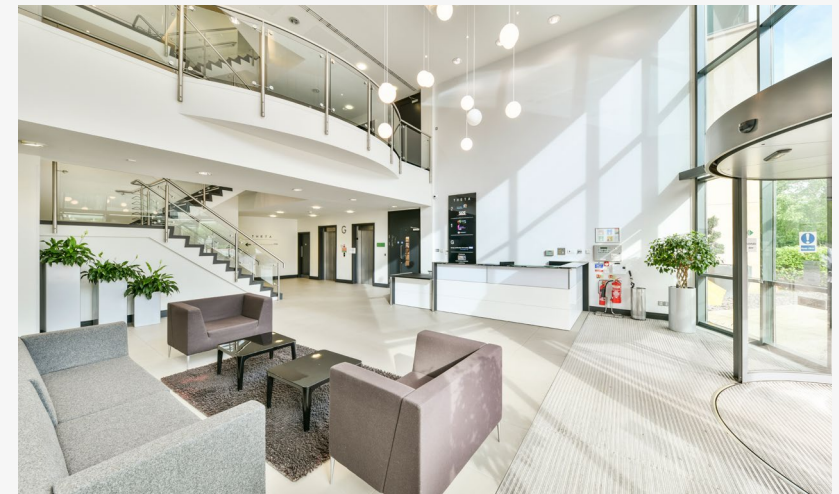
Within a 5 minute walk Frimley town centre offers a variety of shopping and banking facilities, as well as a restaurant, pubs and a Waitrose supermarket. London Waterloo can be reached in 35 minutes from Farnborough Station, which is 1.5 miles from the site and has up to 4 trains per hour.



## DESCRIPTION

Theta is a modern high quality 50,000 sq ft 3 storey office building adjacent to Frimley town centre and with excellent connectivity to the M3 motorway. The building has undergone a refurbishment, including a new reception, metal tile ceilings and LED lights.

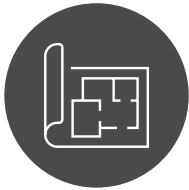
The available space is situated on the first and second floors. The space on the second floor which benefits from installed data cabling is also fitted out with high quality glazed partitioned offices/meeting rooms. The first floor space is open plan and ready for tenant fit out, this space can be potentially split.





ACCOMMODATION

There are two office suites available:  
8,140 sq ft on the first floor which is open  
plan in configuration and 4,003 sq ft on the  
second floor which is partitioned. The first  
floor office could be split to suit smaller sizes.



FLOOR	SQ FT	SQ M
2nd	4,003	371.9
1st	8,140	756.2
Total	12,143	1128.1



2nd floor



1st floor





## SPECIFICATION

- Full access raised floors with new carpeting
- New LED lighting
- Parking at 1:191 sq ft
- Air-conditioning
- Impressive reception/entrance area
- Glazed partitioned and data cabled 2nd floor
- Showers
- 2 passenger lifts.

## SUMMARY

<b>Available Sizes:</b>	4,003 to 8,140 sq ft (372 to 756 sq m)
<b>Rent:</b>	£23 per sq ft per annum exclusive
<b>Rates Payable:</b>	£7.93 psf
<b>Service Charge:</b>	TBC
<b>EPC Rating C:</b>	(70)







## TERMS

New lease by negotiation.



## VIEWINGS

Strictly by prior appointment  
via sole letting agents Hurst Warne

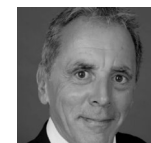


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