



UNITS 2 & 3

WINTERSELLS ROAD

BYFLEET, SURREY KT14 7LF

INTERCONNECTING OFFICE/HIGH TECH UNITS
WITH PARKING FOR UP TO 57 CARS

**FROM 2,480 TO 16,695 SQ FT
(230.4 TO 1,549.4 SQ M) APPROX**



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The available premises comprise two adjoining two-storey Pavilion style office buildings constructed in circa 1990. Set in their own landscaped grounds.

Situated in a prime business location the property is only a short walk to a variety of local amenities and Byfleet and New Haw rail station.

The accommodation would suit a variety of businesses ranging from offices, showroom, R&D/labs, ind/whs, to educational or medical.



**A PRIME BUSINESS LOCATION CLOSE TO LOCAL AMENITIES
WITH EXCELLENT TRAVEL CONNECTIONS.**

THE BUILDINGS

DESCRIPTION

The buildings are approached via a glazed entrance link with each unit having its own attractive reception area.

The buildings have just been refurbished and provide a large part open plan rectangular floorplates with windows to 3 elevations, providing excellent natural light. Unit 2 has a lift in the main reception.

The floors all have their own tea stations and male and female toilets, and there is an excellent amount of parking to the rear of the property.

Both the floors in Unit 3 also benefit from a number of part glazed partitioned offices.

There are toilets on all floors, with disabled WC's on the ground floor of each unit.

Historically these units were originally built with loading doors to the rear and it could be possible to re-instate these to enable more research and development/light industrial type uses if required.



AMENITIES

LG7 Fluorescent lighting with PIR sensors

Suspended ceiling

Raised Floors

Fully carpeted

Comfort cooling/heating cassettes

Passenger lift (Unit 2 only)

Kitchen stations

Dedicated male & female toilets

Entryphone system

Double glazed windows to 3 elevations

On-site parking for up to 57 cars

Ground Floor reception areas



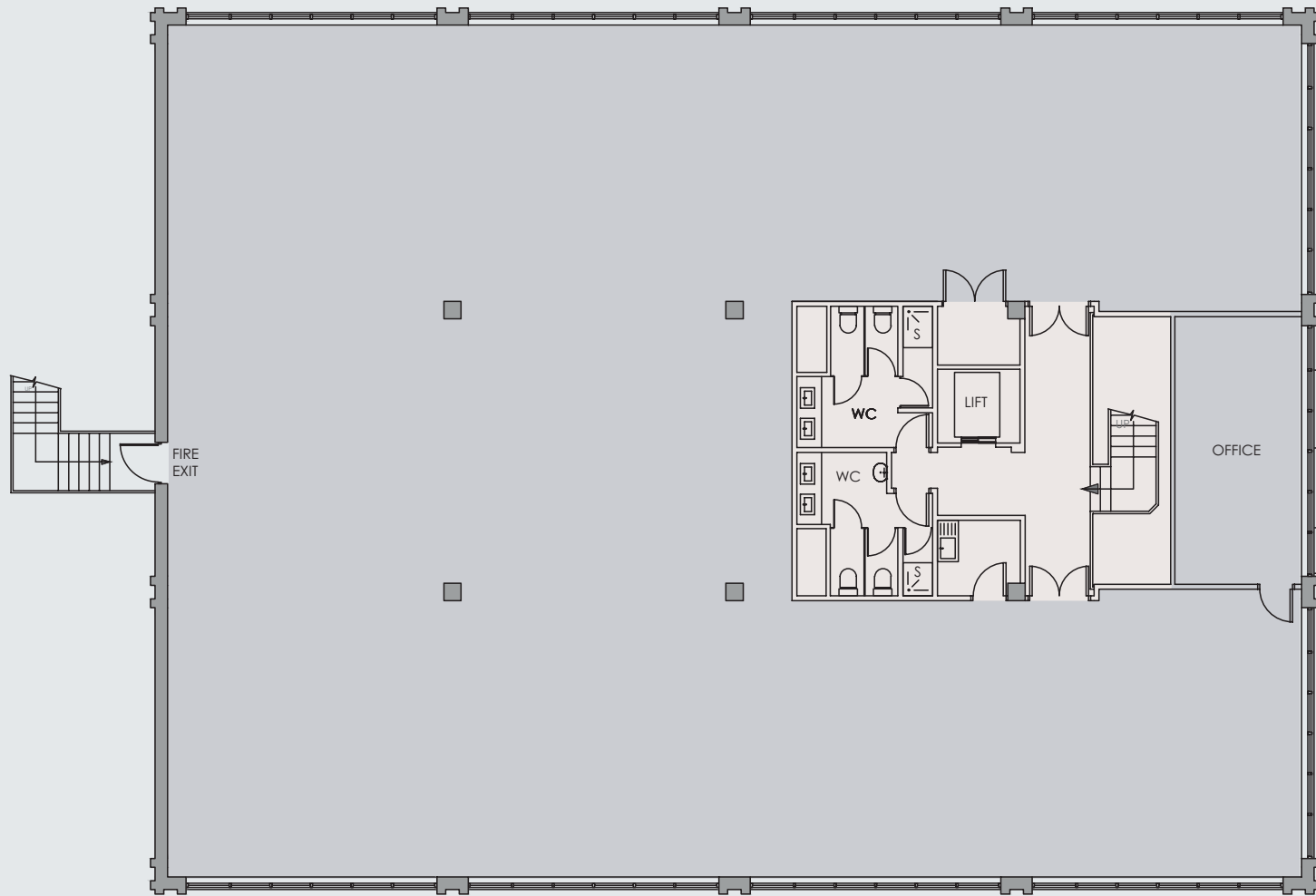
ACCOMMODATION

UNIT 2	SQ FT	SQ M	CAR PARKING
First floor offices	5,435	575	20
Ground floor offices	5,175	479	19
Ground floor reception	645	60	-
Total	11,255	1,044	39

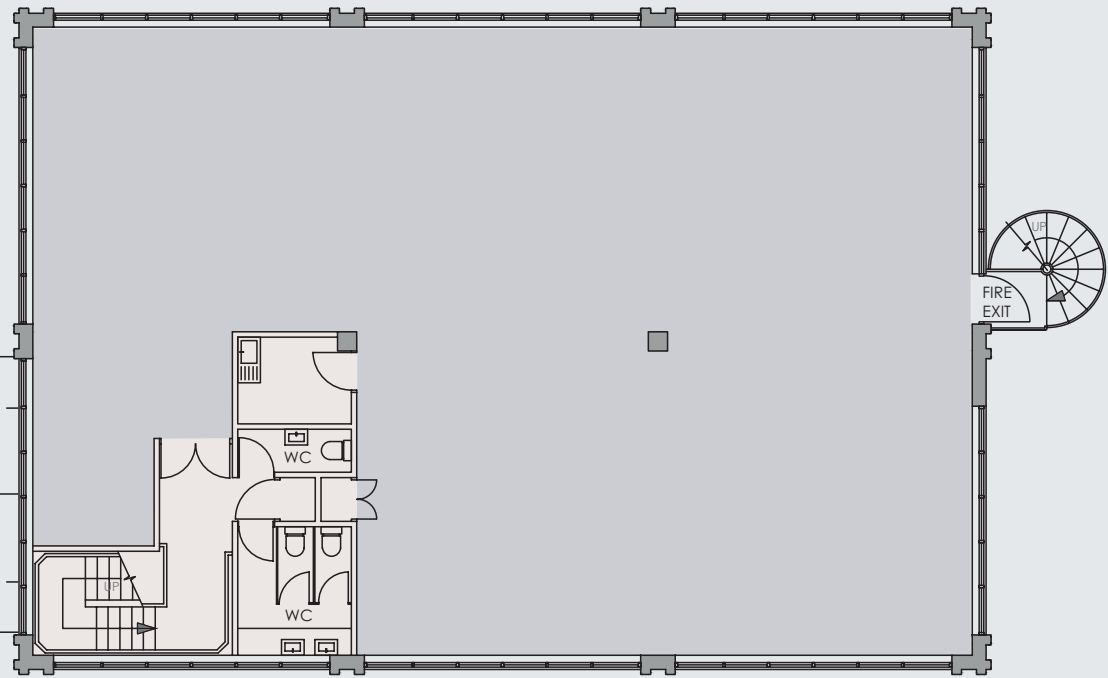
UNIT 3	SQ FT	SQ M	CAR PARKING
First floor offices	2,810	261	9
Ground floor offices	2,480	230.4	9
Ground floor reception	150	14	-
Total	5,440	505.4	18

Total Units 2 & 3	16,695	1,549.4	57
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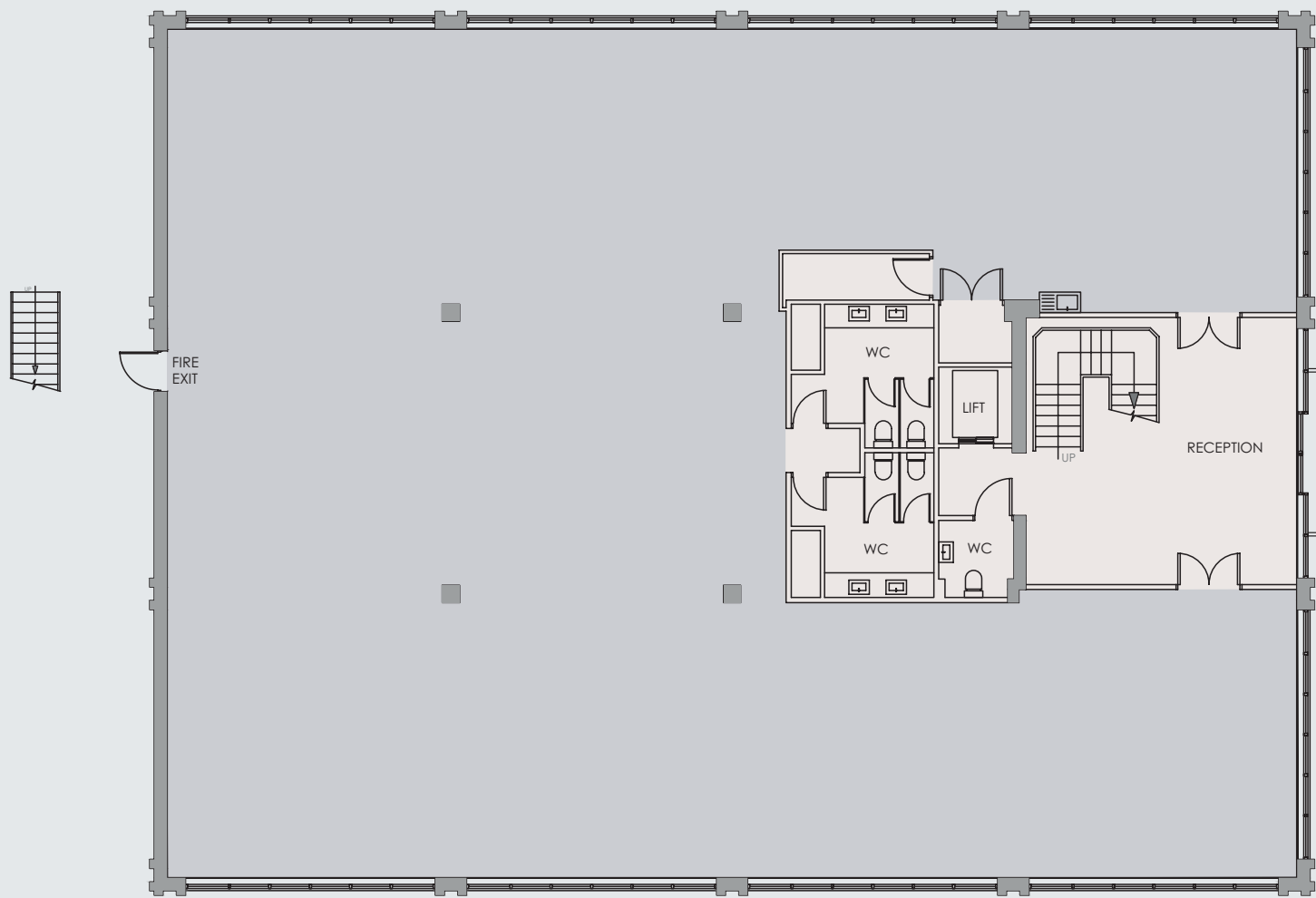
UNIT 2 - FIRST FLOOR



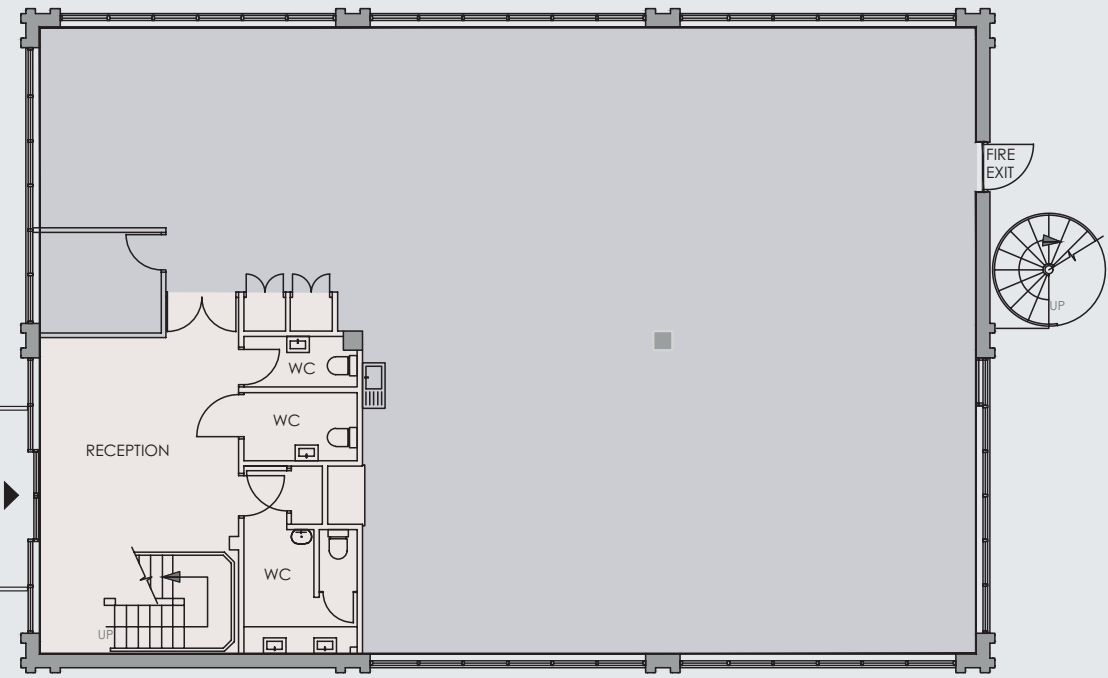
UNIT 3 - FIRST FLOOR



UNIT 2 - GROUND FLOOR



UNIT 3 - GROUND FLOOR



OYSTER LANE

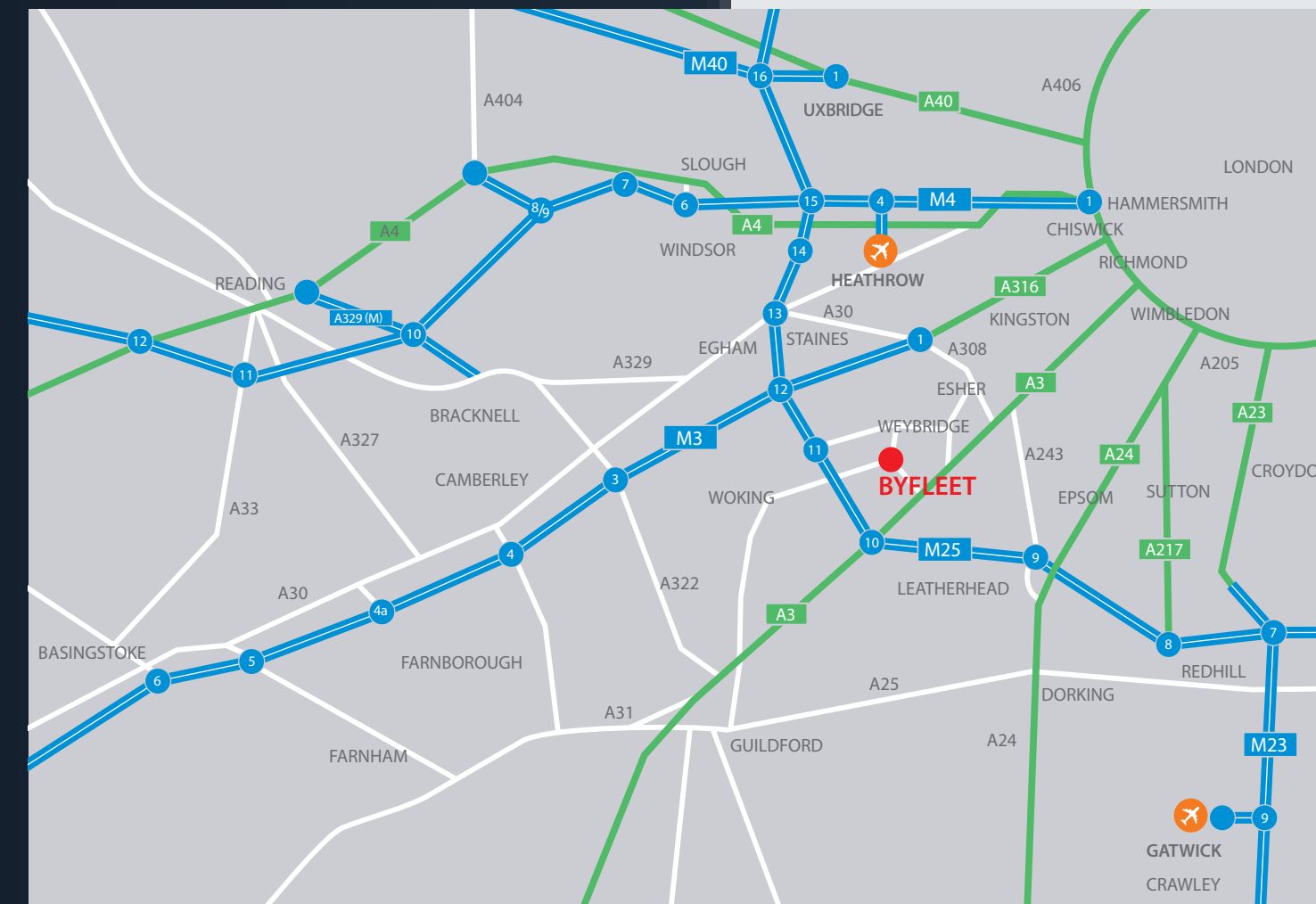
WINTERSELLS ROAD

Plans not to scale and for identifications purposes only.

The property is located on the entrance to Wintersells Road directly on the junction with the A318 Oyster Lane, which leads to the Brooklands Business Park only half a mile away. Junction 11 of the M25 is within 2.5 miles of the property and Junction 2 of the M3 is approximately 4 miles away as is the A3 which offers a direct route to Central London to the north and Portsmouth to the south.

A photograph of the Mercedes-Benz World building in Weybridge, Surrey. The building is a modern structure with a large glass facade and a prominent Mercedes-Benz logo on the roof. In the foreground, there is a large black sign with the text "Mercedes-Benz World" in white. The building is surrounded by landscaped grounds with tall grass and some shrubs. A paved path leads towards the building.

BY RAIL	MINS
Woking	8
Wimbledon	25
Clapham Junction	32
London Waterloo	43



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TERMS

The premises are available to let in floors or as separate buildings on new FR&I leases for terms to be agreed.

RENT

£19.50 per sq ft per annum exclusive.

SERVICE CHARGE 2026/27

c£3.40psf for floors. Less for whole buildings.

RATES PAYABLE

UNIT 2 (including parking spaces)

Ground Floor

Rateable Value: £117,500.

Rates Payable: £56,400 (26/27).

First Floor

Rateable Value: £120,00.

Rates Payable: £57,600 (26/27).

UNIT 3

Ground Floor

Rateable Value: £124,000.

Rates Payable: £59,520 (26/27).

(We strongly recommend you verify these figures with Elmbridge Council in due course).

EPC

Unit 2—B (37).

Unit 3—B (41).

VAT

The buildings are currently elected for VAT.

VIEWING

Strictly by appointment through the joint agents.



Andrew Armiger

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