WESTLODGE

Station Approach,
West Byfleet, KT14 6NG

Centrally located air-conditioned offices,
only a short walk from West Byfleet train station
and a mix of retail & leisure amenities

2,232 to 7,688 sq ft
(207.36 to 714.24 sq m) to let



WESTLODGE

West Lodge is a modern five storey building in the heart of the food and retail amenities of West Byfleet, adjacent to Waitrose and a short walk from West Byfleet Station.

The accommodation offers efficient floor plates with excellent natural light and kitchens on each floor.





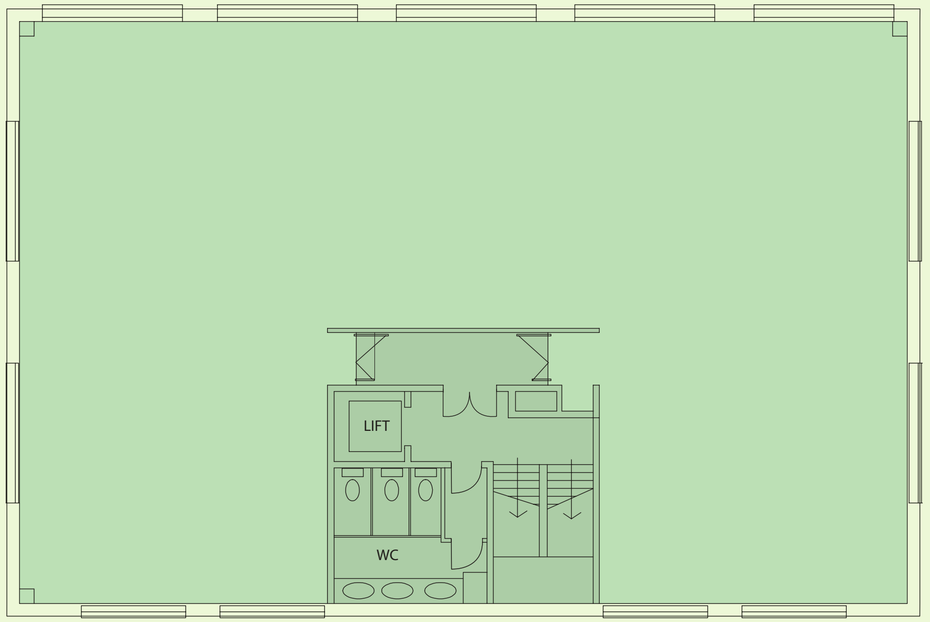




THE SPACE



Typical floor plan



Not to scale.

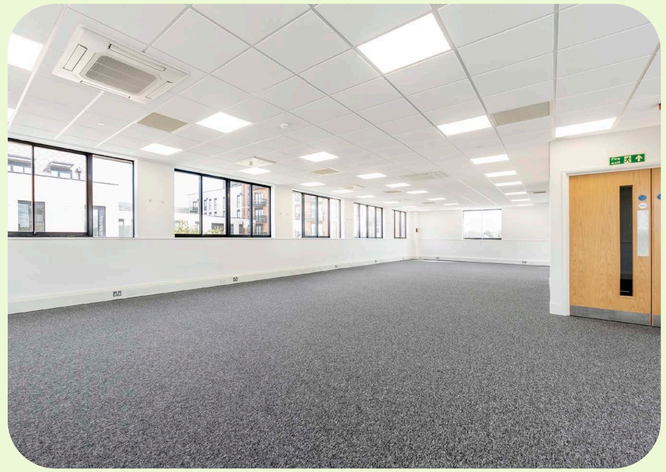
Specification

- Air-conditioned
- Suspended ceilings
- Recessed light fittings
- On-site parking
- 8 person passenger lift
- Kitchens on each floor
- Excellent natural light
- Target EPC Rating: C

Availability

Floor	sq ft	sq m
Fourth	2,734	254.00
Third	2,722	253.88
Second	2,232	207.36
Total	**7,688**	**714.24**





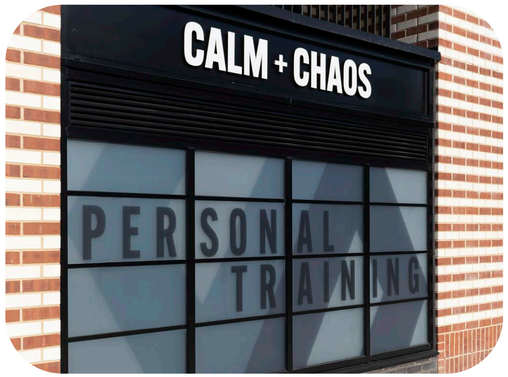
LOCATION

West Lodge is well located on the corner of Station Approach and Madeira Road, within the centre of West Byfleet.

Local shopping and café amenities including a Waitrose superstore are adjacent to the building, whilst elsewhere in West Byfleet there are numerous quality restaurants, bars, leisure facilities and in the wider area a choice of prestigious golf courses.

The mainline railway station is just a short walk away, with regular trains to London Waterloo.





















TRAVEL

Superb connectivity with train services to London Waterloo taking as little as 31 minutes, with between 2 to 4 trains per hour, and the A3/M25 within easy driving distance.

West Byfleet train station
433 feet

London Waterloo
27 minutes

M25 Junction 11
4 miles

A3 junction
3.5 miles

By Road

	Miles
West Byfleet Station	0.08
A3	3.5
M25 (Junction 11)	4.0
M25 (Junction 10)	4.8
Heathrow Airport	12.7
Central London	24.0
Gatwick Airport	29.7

By Rail

	Mins
Woking	6
Clapham Junction	22
Wimbledon	27
London Waterloo	31
Vauxhall	40





WESTLODGE

Station Approach,
West Byfleet, KT14 6NG



Terms

New leases available direct from the freeholders on terms to be agreed.

Rent

£25 per sq ft.

Rate

£6.50 per sq ft. Interested parties must satisfy themselves on the rating liability.

Service Charge

£4.50 per sq ft.

Viewing

By appointment through the sole letting agents.

Damian Lambourn
07796 953 360
dl@lcprop.com

LAMBOURN COMMERCIAL
020 3752 7569
LCPROP.COM

Misrepresentation act 1967 – Lambourn Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Lambourn Commercial has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction and also make enquiries of the Valuation Office or relevant rating authority in respect to premises Rateable Values and/or Rates Payable Generated on 16/09/2026. Compiled Ooctober 2026.

Designed by GKA Design | gkadesign.com | 0204 511 0112