

Walton Oaks

TADWORTH | KT20 7NT

Modern office space
set within an established
business environment

8,817 to 45,202 sq ft (819 to 4,120 sq m) **TO LET**

Forge
FINGER 3

Synch
FINGER 2

Unity
FINGER 1

Pfizer
FINGER 4

Pfizer
FINGER 5

Welcome to Walton Oaks

Because where you work is much more than just a desk

Walton Oaks is a 320 acre office complex located in the Surrey town of Tadworth. The office space will offer refurbished, flexible accommodation benefiting from an excellent floor to ceiling height creating a bright and spacious environment. Arranged across three adjoining, three storey blocks, each has its own private roof terraces with views of the Surrey countryside. On-site amenities include a cafe, restaurant, Nuffield Health run gym, and a suite of bookable meeting rooms. This is further supplemented by 24/7 security and a bus service that connects to the nearby train stations and town centres.

On-site amenities and benefits at Walton Oaks include...



Superb Environment



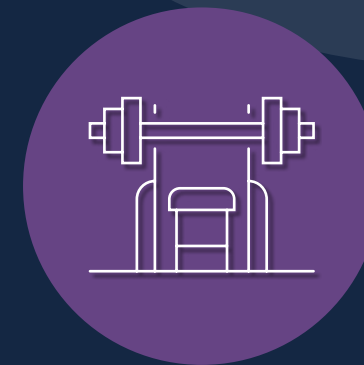
Executive Board & Conference Rooms available to book



On-site Café & Restaurant



Bus Service to nearby Towns & Railway Stations



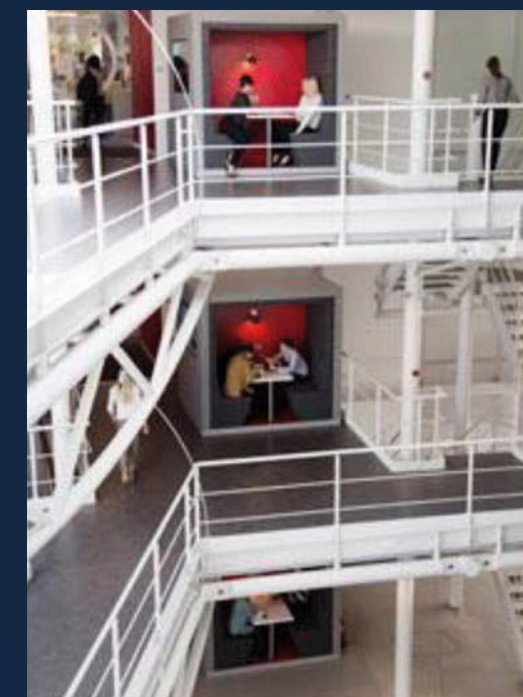
Nuffield Health Gym offering a range of fitness classes



Renewable Energy



Experience
life at a landmark
business complex



A wealth of fantastic amenities

Walton Oaks is a true office environment, from 24/7 gatehouse security, plentiful landscaped outdoor space, fantastic parking ratios and a bus service to nearby stations and towns. There is an abundance of breakout space, a café and restaurant. Additional executive board and conference rooms are available to book while the on site gym offers both a well equipped weights gym along with fitness classes.



Café & Restaurant



Fully Equipped Gym & Classes Studio



Bus Service to nearby Railway Stations



Landscaped Outdoor Space



24 Hour Security



Easily accessible by road, rail & air

Walton Oaks benefits from a close proximity to road and rail access. Junction 9 of the M25 is located 6 miles and a 12 minute drive away whilst Tadworth Train Station serves Central London in just under an hour.

The site also benefits from a regular bus service connecting to Tadworth (9 mins), Leatherhead (18 mins), Dorking (21 mins), Reigate (22 mins), Sutton (26 mins), Epsom (32 mins), Redhill (32 mins) and Crawley (65 mins).



Travel Times by Car (Source AA)

Tadworth Station	5 mins
Reigate Station	12 mins
Junction 8 / M25	12 mins
Leatherhead Station	13 mins
Gatwick Airport	27 mins
Guildford	32 mins
Heathrow Airport	39 mins

Travel Times by Rail

From Tadworth Station

Croydon	32 mins
London Bridge	51 mins

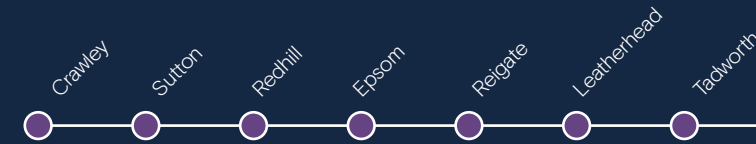
From Reigate Station

East Croydon	29 mins
Clapham Junction	40 mins
London Victoria	47 mins

From Leatherhead Station

Epsom	9 mins
Wimbledon	28 mins
London Waterloo	48 mins

Bus Service



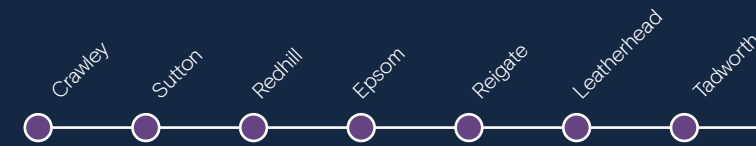
SAT NAV: KT20 7NT

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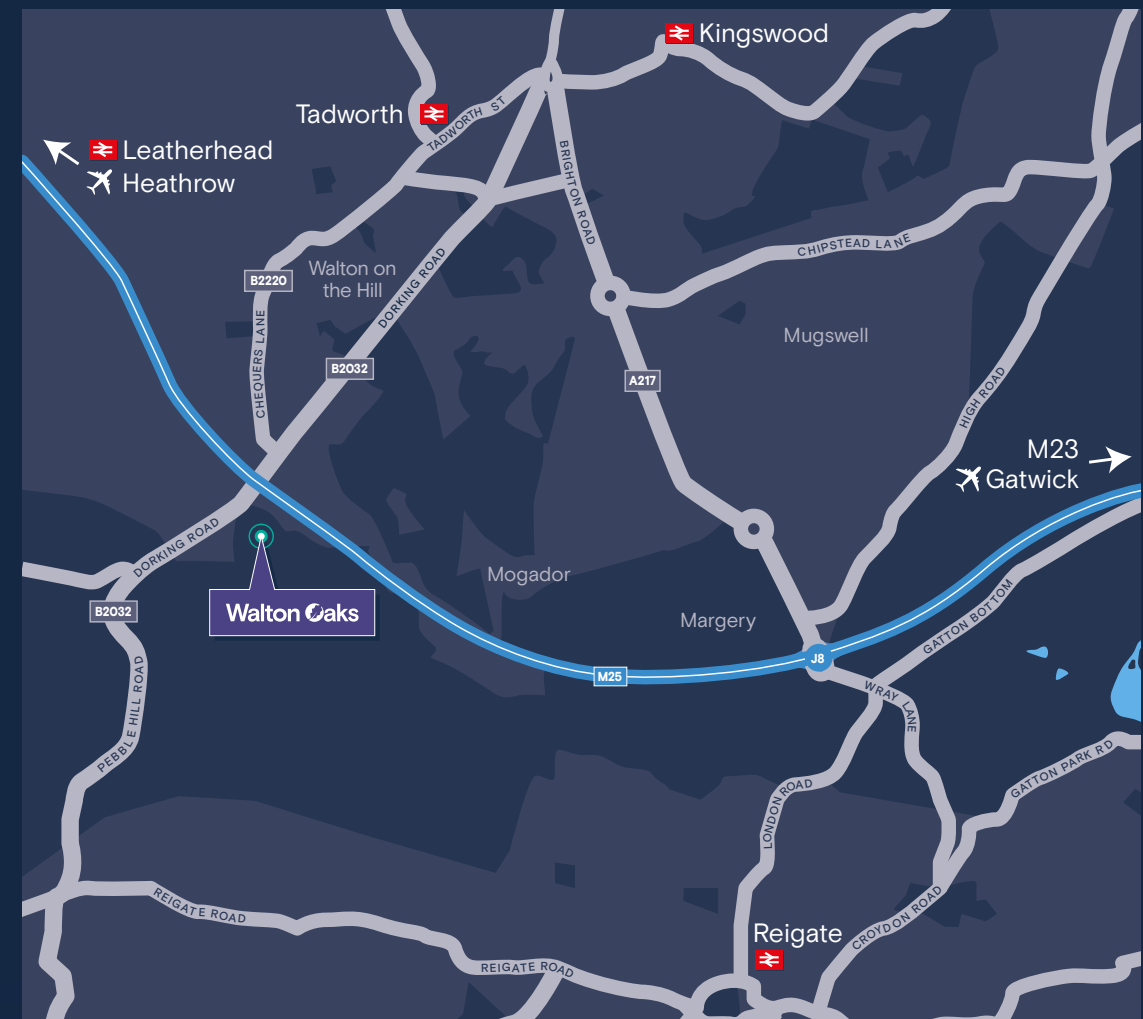
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SAT NAV: KT20 7NT



Floor Plans

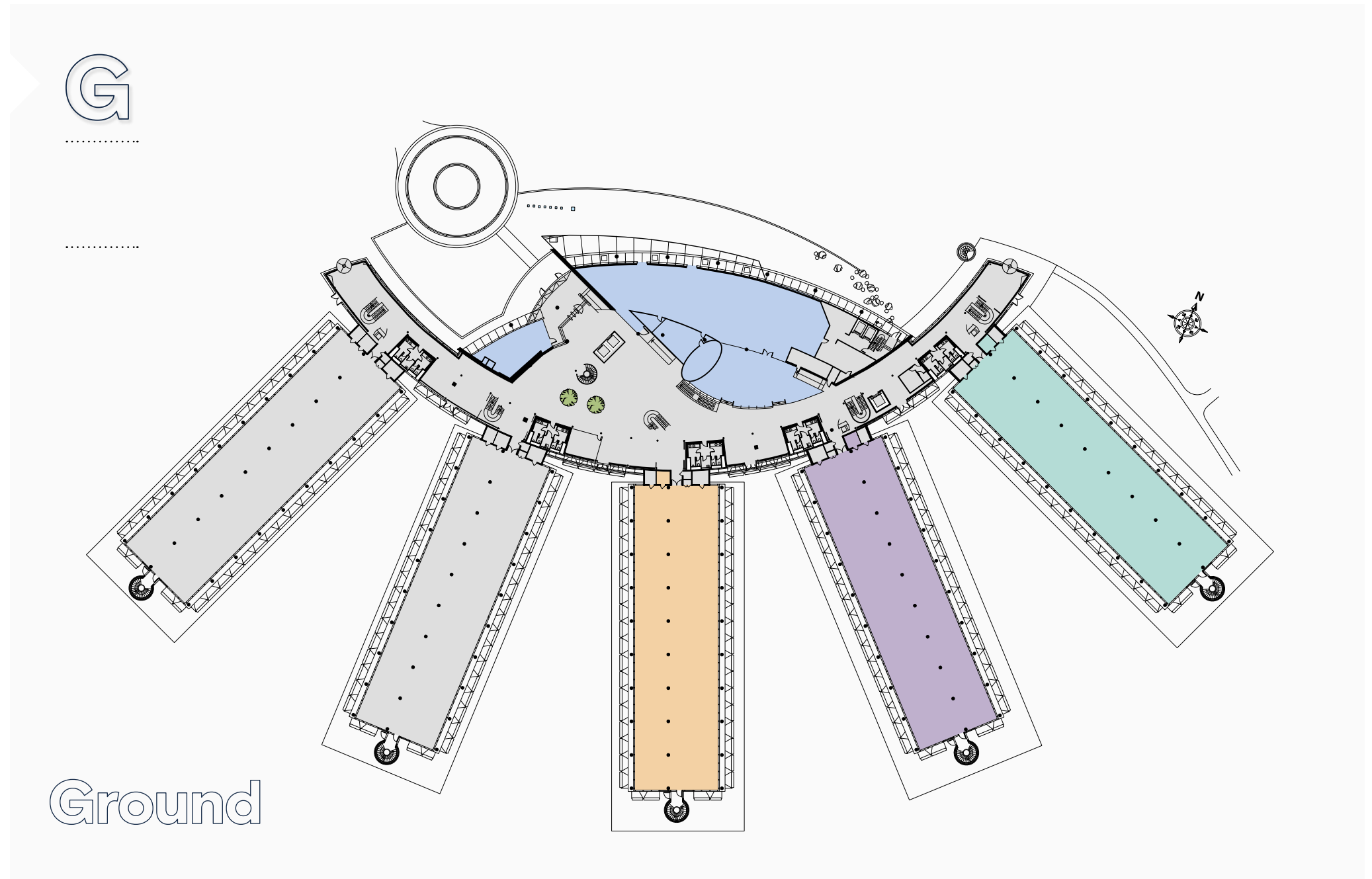
Net Internal Areas (NIA)

Unity	Sq ft	Sq m
Ground Floor	8,817	819.13
First Floor	9,934	922.90
Second Floor	8,817	819.13
Total	27,568	2561.16

Synch	Sq ft	Sq m
Ground Floor	8,817	819.13
First Floor	LET	-
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Forge	Sq ft	Sq m
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Total	45,202	4,199.42
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Floor Plans

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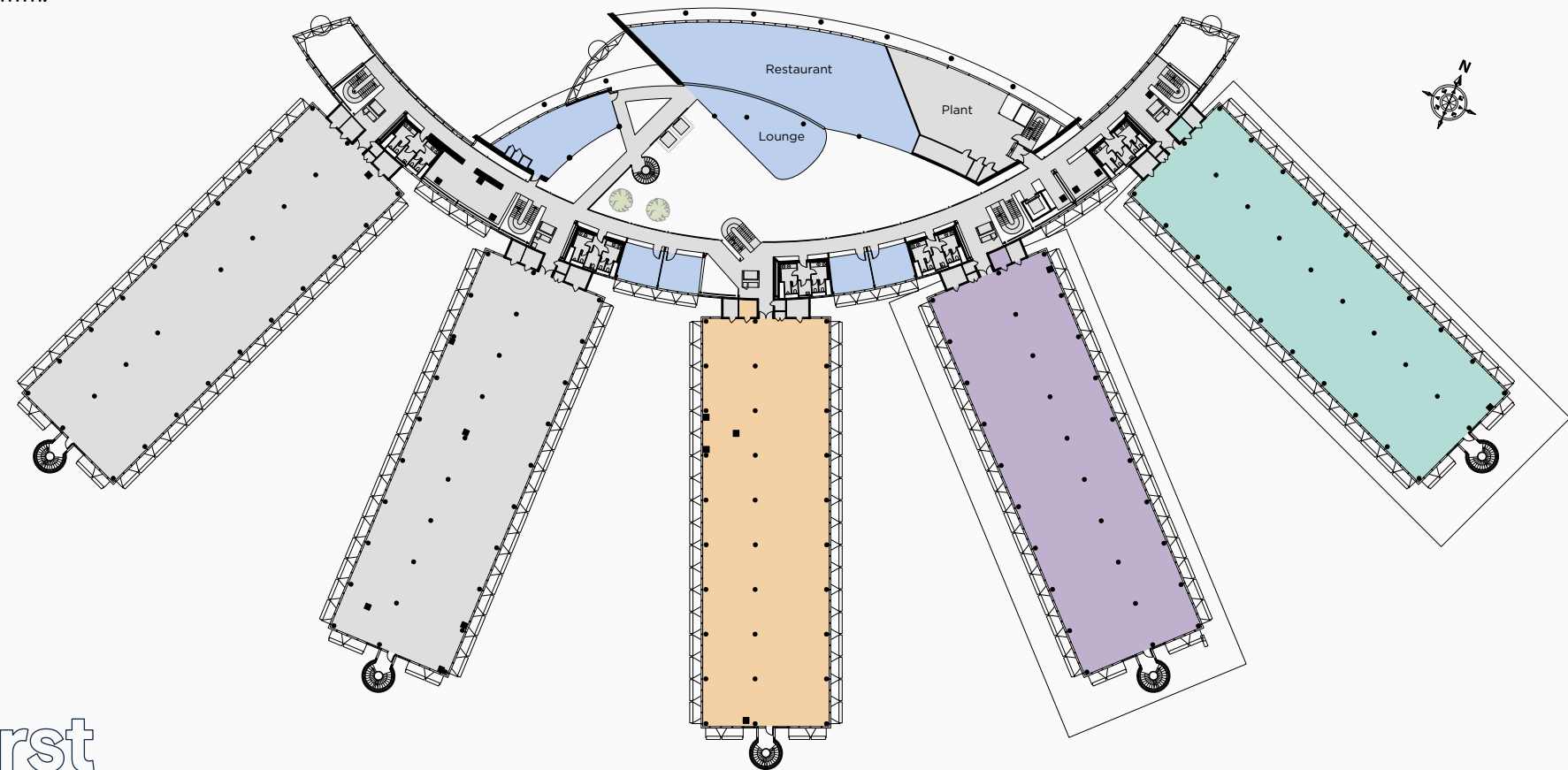
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1



First

Floor Plans

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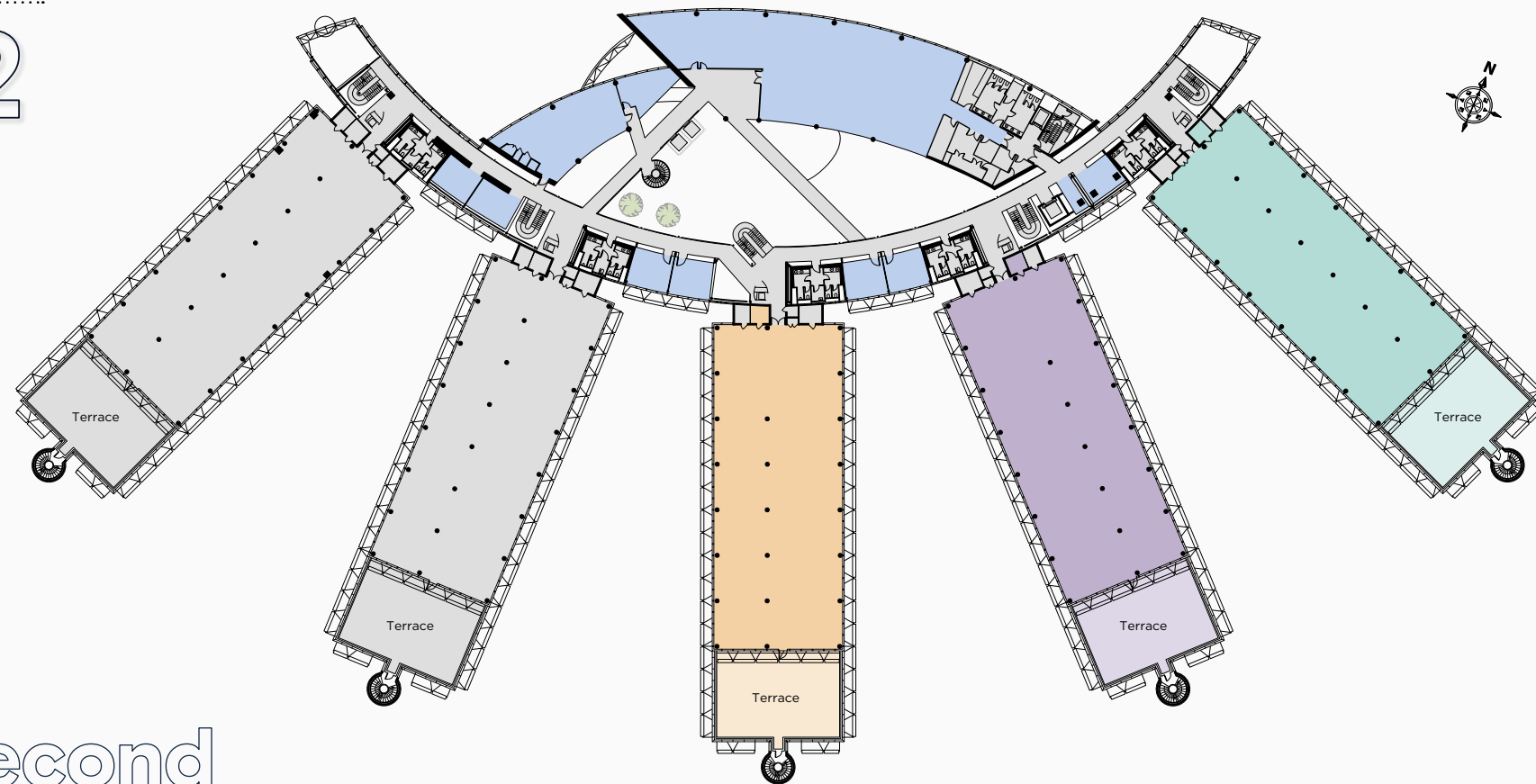
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2



Second

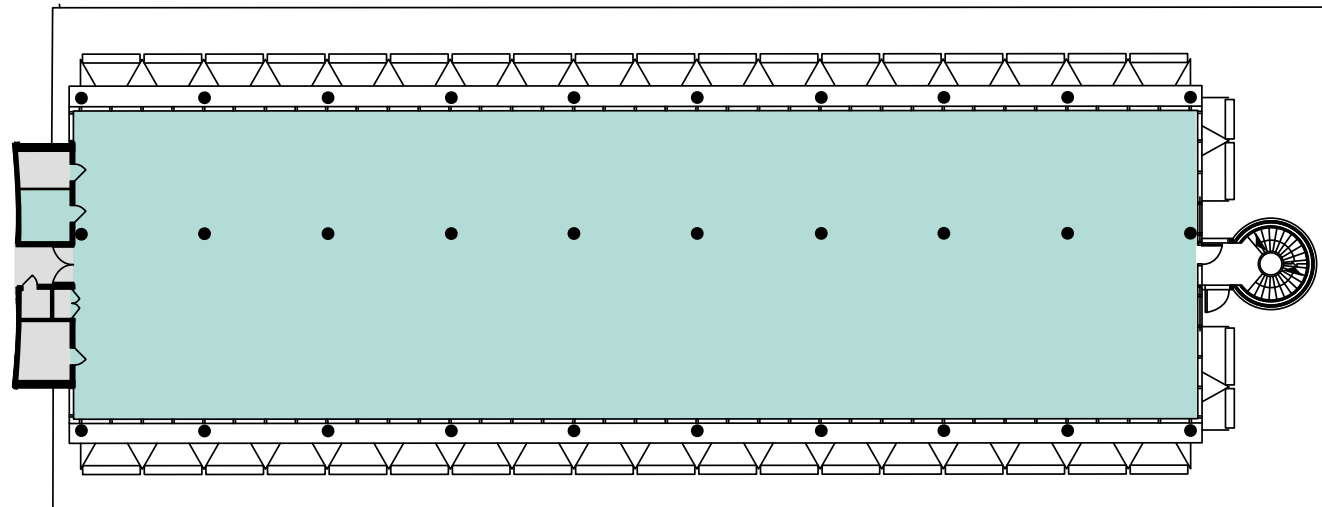
Unity in detail

The refurbished specification will include:

- Air conditioning
- Raised floors
- New ceiling
- New LED lighting
- New Carpets
- On site car parking
- EPC C69

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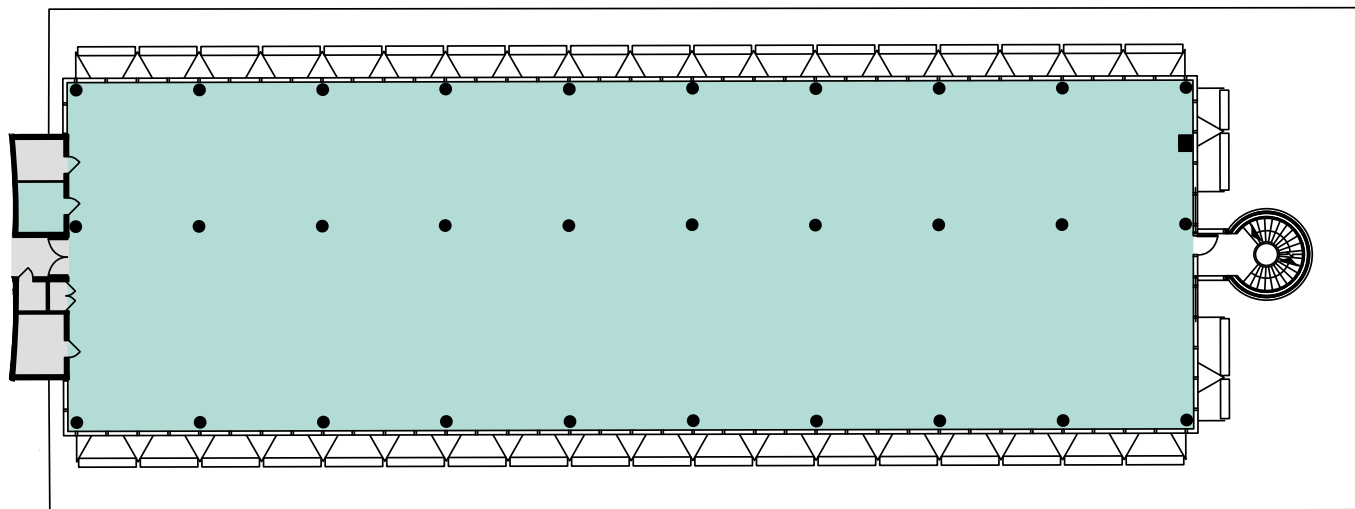
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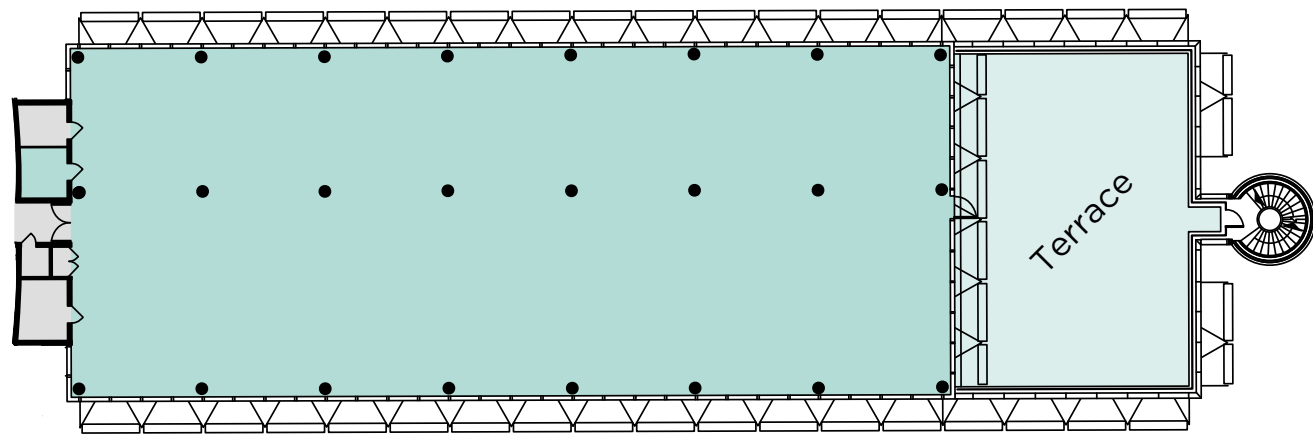
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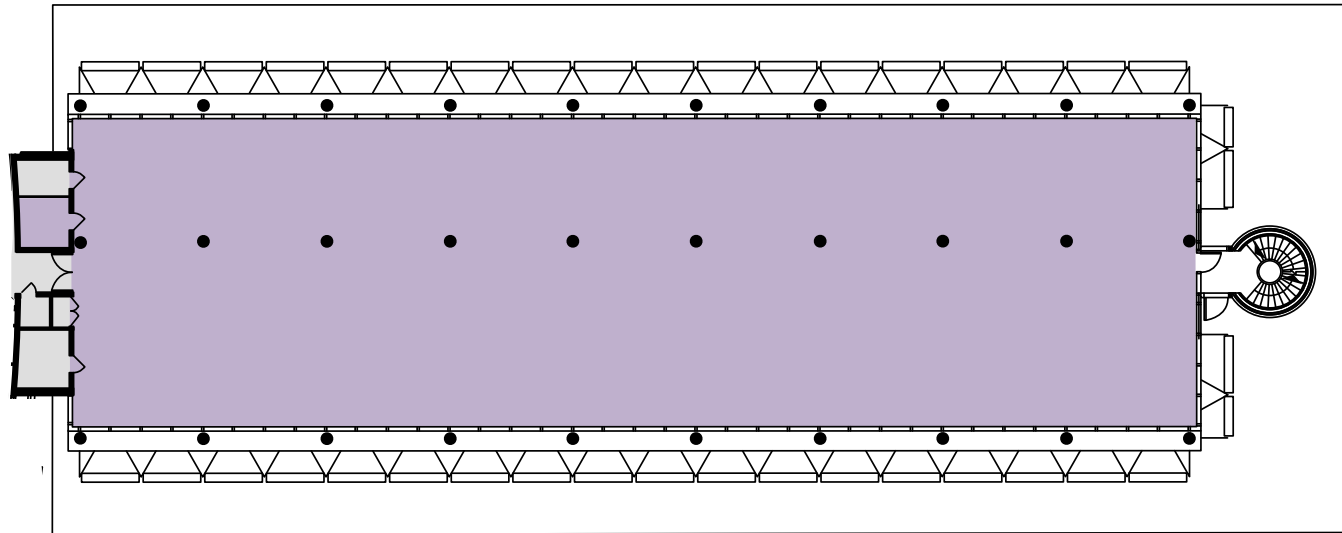
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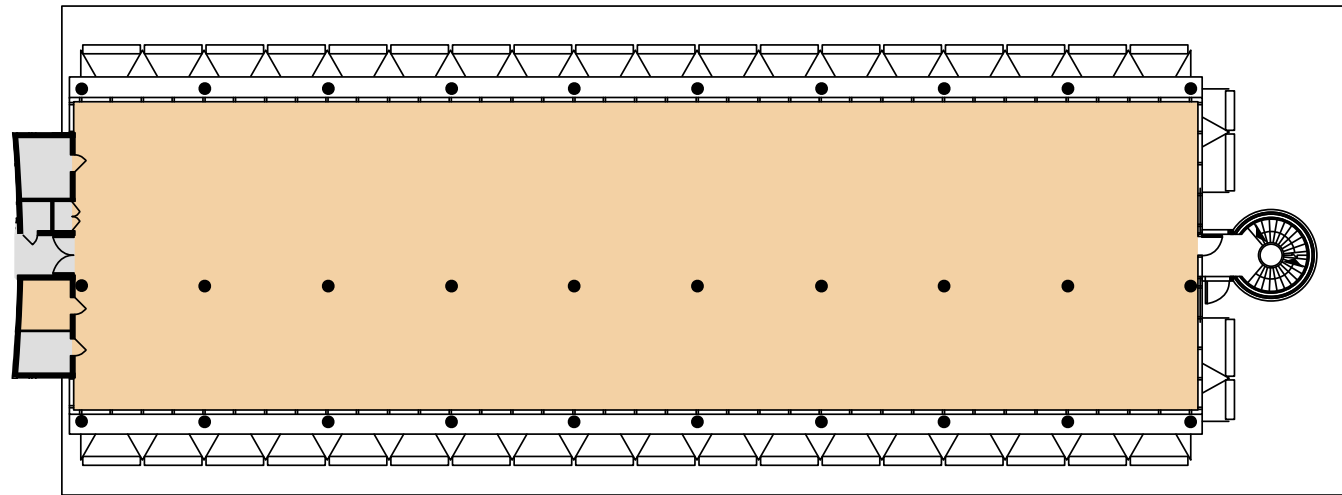
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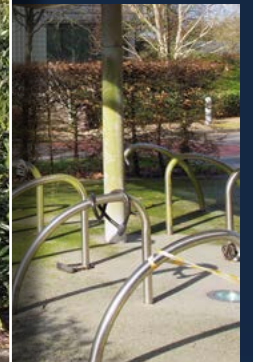
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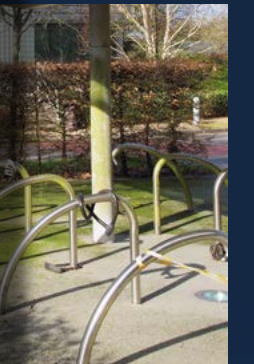


Take a *closer* look

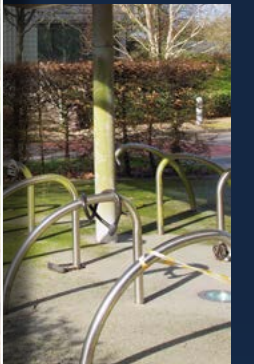
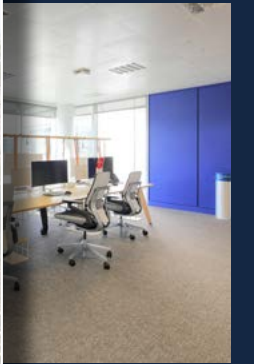
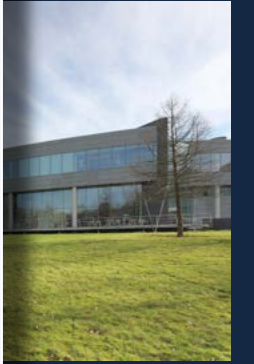
Take a closer look



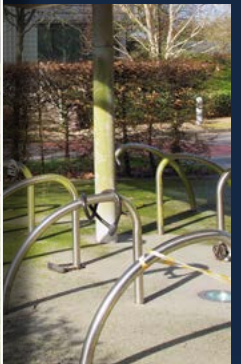
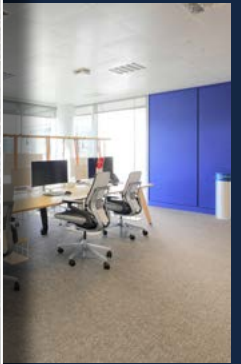
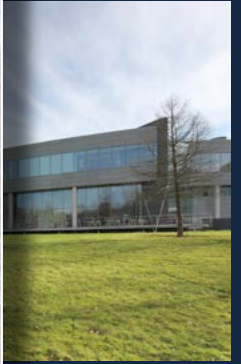
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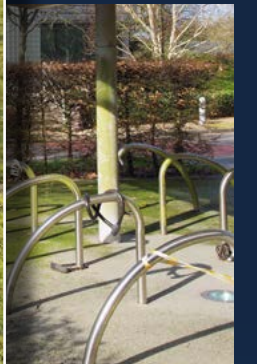
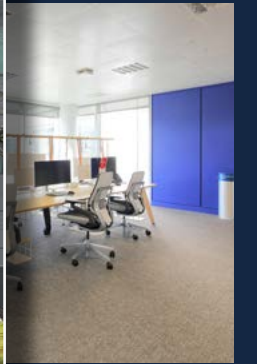
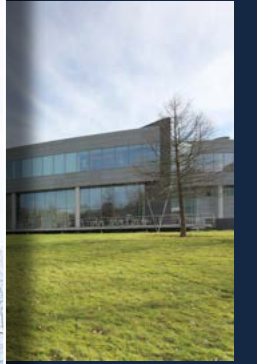
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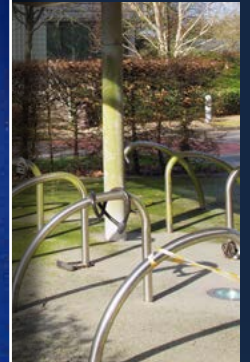
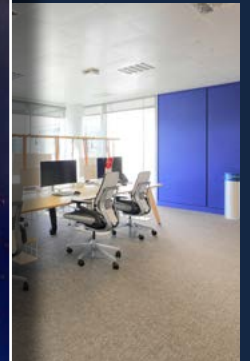
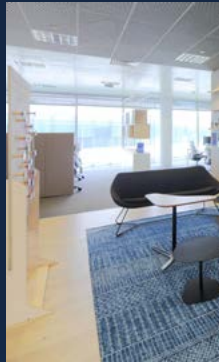
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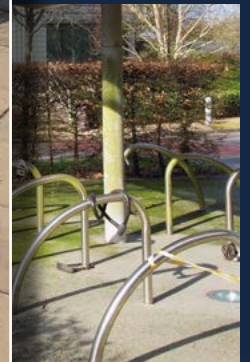
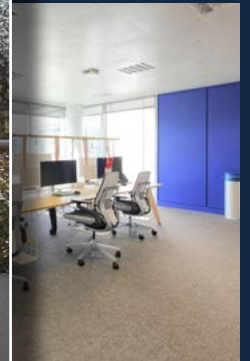
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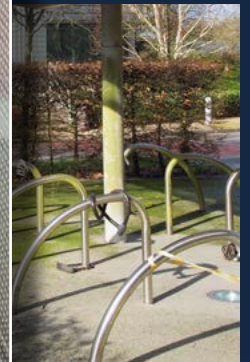
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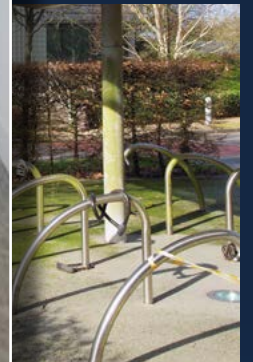
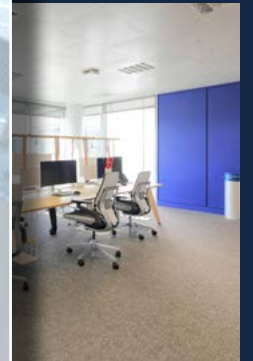
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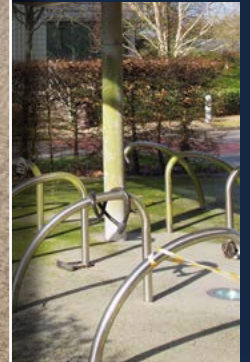
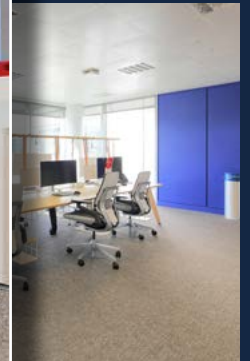
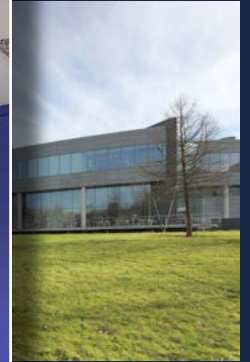
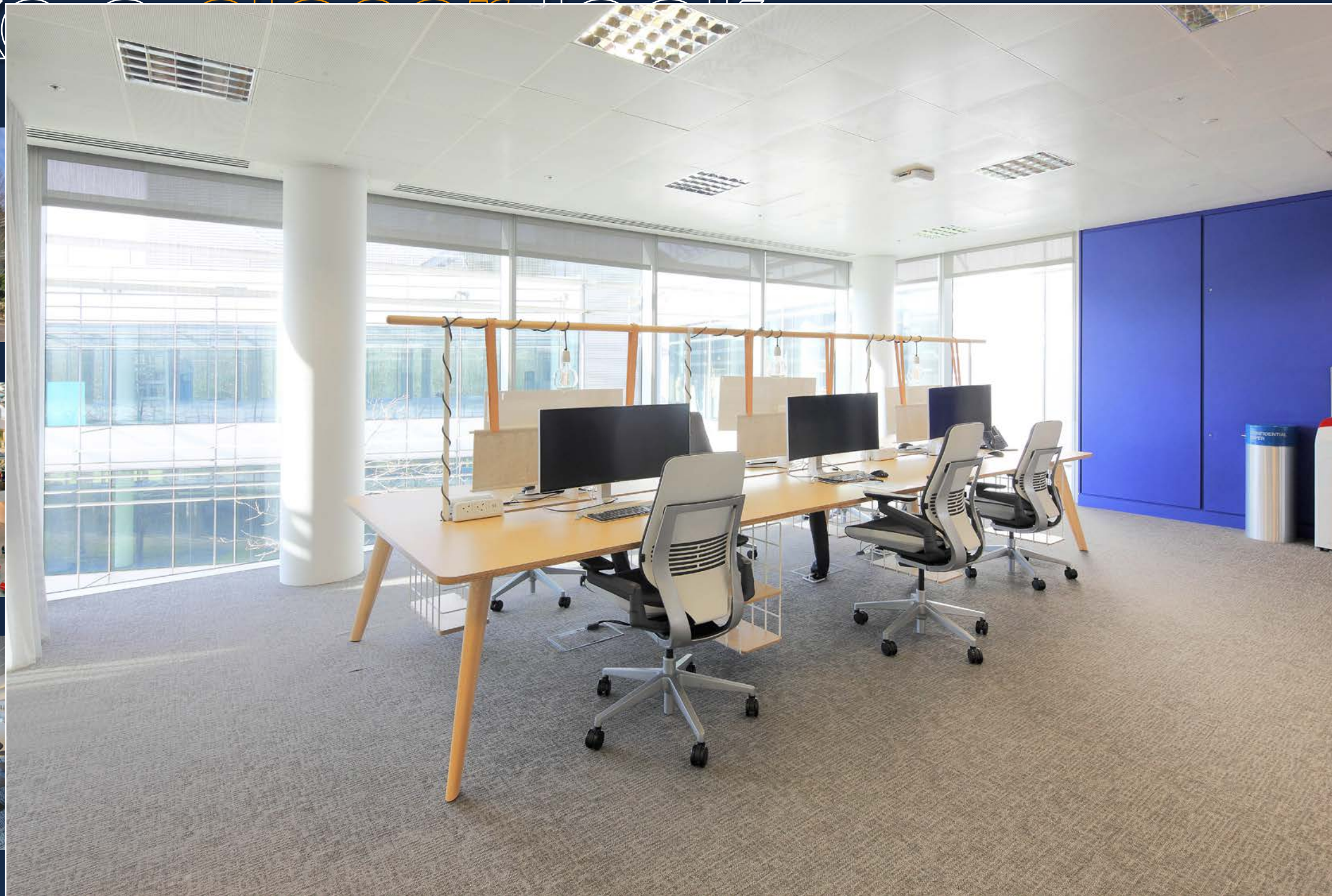
Take a look at our new look



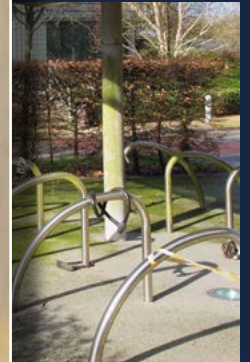
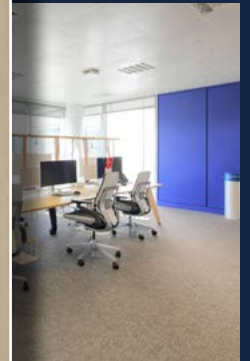
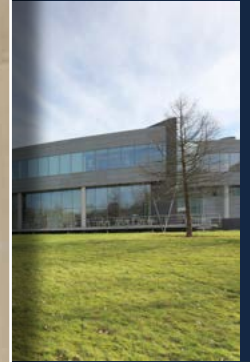
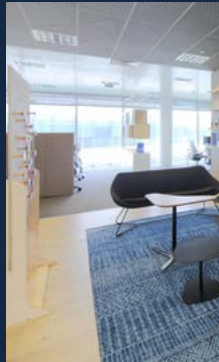
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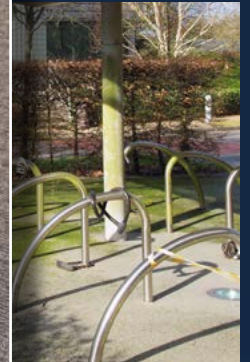
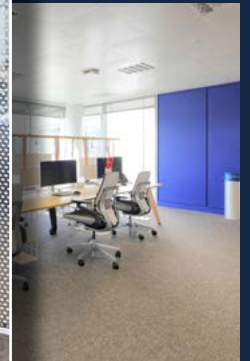
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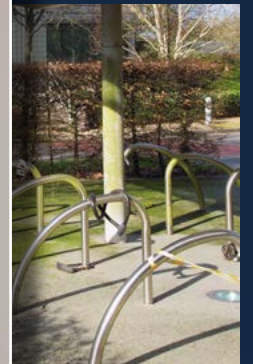
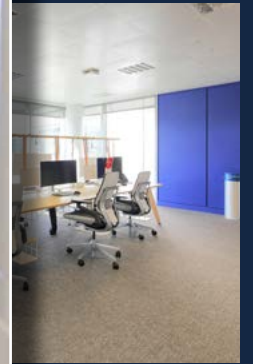
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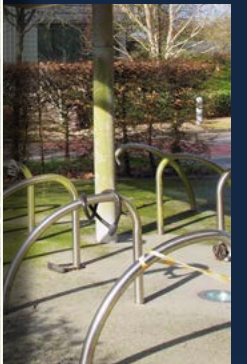
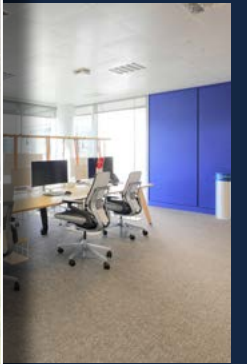
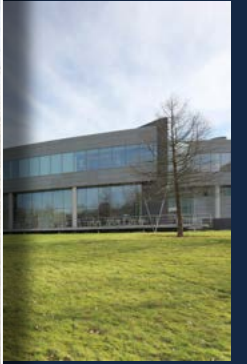
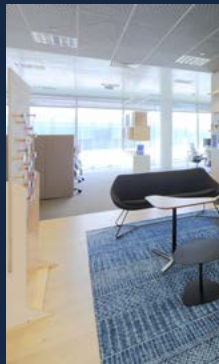
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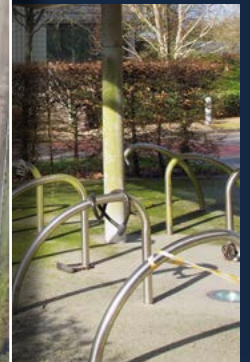
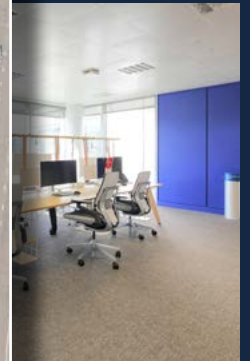
Take a look at the new



Take a look



Take a closer look



Get in touch

Terms

New effective FRI leases for terms to be agreed

Viewings

By prior arrangement via the joint sole agents.



Simon Fitch

07917 531707

simon.fitch@hurstwarne.co.uk

Charles West

07969 551072

Charles.West@eu.jll.com

Nic Pocknall

07770 416219

nic.pocknall@hurstwarne.co.uk

Bridget Partridge

07921 309816

bridget.partridge@eu.jll.com

waltonoaks.co.uk

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Walton Oaks

Dorking Road | Tadworth | Surrey | KT20 7NT