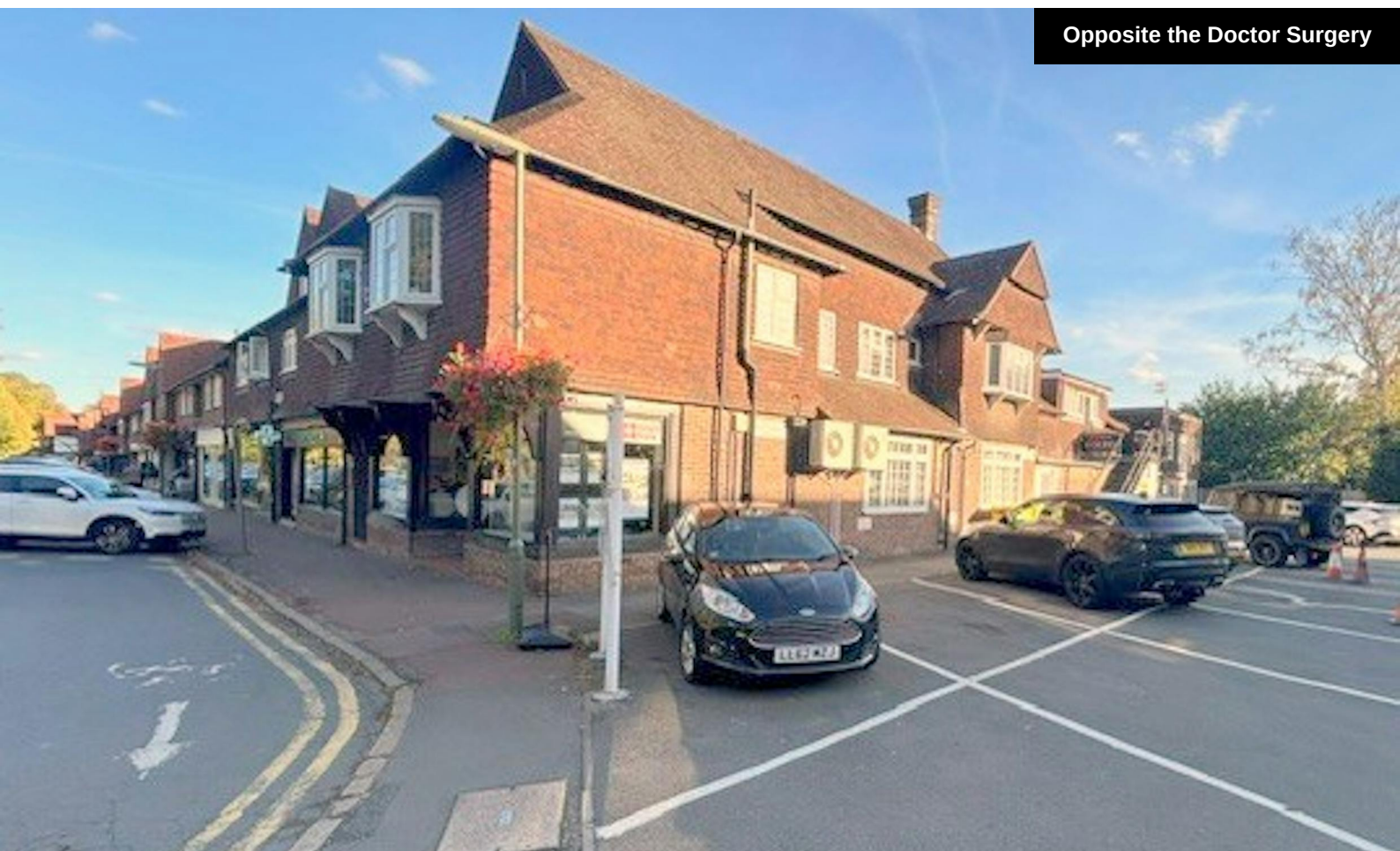


Opposite the Doctor Surgery



21 Station Approach, Virginia Water, GU25 4DW

Well presented ground floor retail / offices at Alexandra House in the Virginia Water parade, with great parking.

Available Size	750 sq ft / 69.68 sq m
Rent	£22,000 per annum subject to contract
Service Charge	For upkeep of the common parts.
Rates Payable	£7,740 per annum approx. Interested parties must verify with Runnymede Borough Council
EPC Rating	B (34)

KEY POINTS

- Parking for 4 cars
- Air conditioning
- Nicely fitted
- Easy walking distance of the station
- Mainly open plan

Description

Forming part of the ground floor of Alexandra House extending to approximately 750 sq.ft. together with 2 allocated parking spaces, which can be double parked to accommodate 4 vehicles. Other occupiers in the same scheme include Knight Frank, Luxuria Properties and Charles Coleman Solicitors. The premises are excellent for visitors, with public parking freely available in front of the attractive parade of shops.

Location

Virginia Water is an attractive village which incorporates The Wentworth Estate at the edge of Windsor Great Park / Savill Gardens with excellent road rail and air communications sitting on the hills immediately above Egham, Staines, Chertsey and Heathrow, by the A30, M25 and M3.

The station is within a short walk of the parade providing a fast regular service to London Waterloo all of which combine to make this an highly attractive office location.

Terms

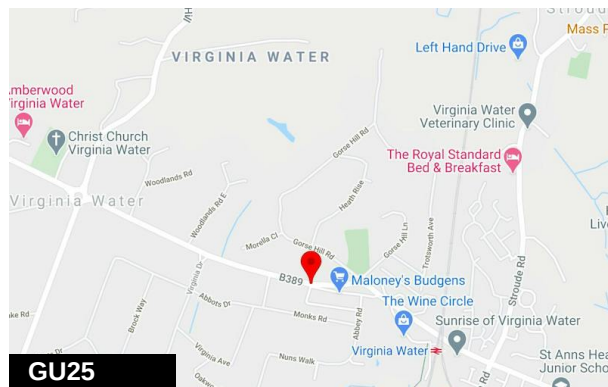
A new lease is available for a term to be agreed at a rent of £22,000 per annum exclusive, subject to contract.

Business Rates

Rates Payable are approximately £7,740. Interested parties should verify directly with Runnymede Borough Council.

Floor Plan

The floor plan shown is indicative only, not to scale, for general guidance.



Viewing & Further Information

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