



## Flexible Size, Ground & First Floor Office Space in Windlesham

### Hall Grove Farm Offices

Windlesham, Bagshot, GU19 5HP

Office

## TO LET

**764 to 5,773 sq ft**

(70.98 to 536.33 sq m)

- Opportunity to take Part or All of the Ground Floor Space
- Located just off J3 of the M3 with Easy Access to M4 & M25
- Excellent Parking
- Facilities include Communal M & F WCs, a Shower and Kitchen
- A/C (Heating and Cooling)
- Bagshot Village and Amenities a Short Drive Away

# Hall Grove Farm Offices, Windlesham, Bagshot, GU19 5HP

## Summary

Available Size	764 to 5,773 sq ft
Rent	£15 per sq ft
Business Rates	TBC
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

## Description

There is the opportunity to take 1, 2 or all 3 Units on the Ground Floor plus all of the 1st Floor Office Space. The modern kitchen services both the Ground and First Floor Tenants along with Male and Female WCs and a Shower. There is an A/C system in each office which provides both Heating and Cooling. There is an excellent Parking Ratio offered with these units

## Location

Set just off the A30 in Windlesham, these units provide easy access to J.3 of the M3, with the M4 and M25 a short drive away, therefore, providing a superb gateway to London, Heathrow, the South East and South West.

Bagshot Village is a short drive from Hall Grove Farm Offices offering a variety of amenities such as a Waitrose Superstore, CoOp, BP/M&S, Pubs, Restaurants and Independent Retailers.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office 1	938	87.14
Ground - Office 2	816	75.81
Ground - Office 3	764	70.98
1st	3,255	302.40
<b>Total</b>	<b>5,773</b>	<b>536.33</b>

## Viewings

By Prior Arrangement with the Agent only

## Terms

Available on a New Lease, for a Term to be Agreed. The Lease will be direct with the Landlord

## Business Rates

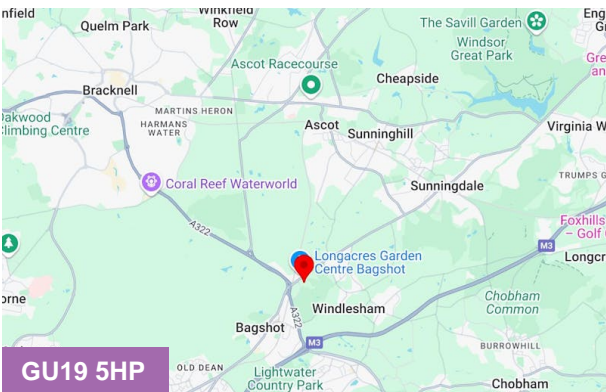
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Fees.

## VAT

All figures are quoted exclusive of VAT, which we understand will be chargeable.



## Viewing & Further Information



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