



West Lodge, Station Approach, West Byfleet, KT14 6NG

Centrally located air-conditioned offices, adjacent to Waitrose and a few minutes from West Byfleet train station.

Summary

Tenure	To Let
Available Size	2,232 to 7,688 sq ft / 207.36 to 714.24 sq m
Rent	£25 per sq ft
Service Charge	£4.50 per sq ft
Rates Payable	£6.50 per sq ft Interested parties must satisfy themselves on the rating liability
EPC Rating	Upon enquiry

Key Points

- Air-conditioned
- Suspended ceilings with recessed light fittings
- On-Site Parking
- New leases direct from the freeholder
- 8 person passenger lift
- Kitchens on each floor
- Excellent natural light
- 1 minute walk to West Byfleet train station offering up to 4 trains per hour to London Waterloo taking as little as 27 minutes.

Description

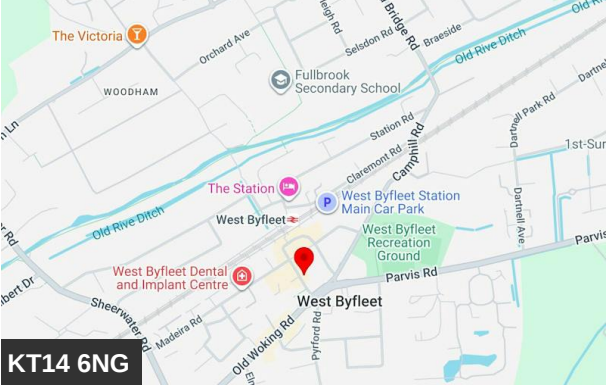
West Lodge is a modern 5 storey building in the heart of the food and retail amenities of West Byfleet, adjacent to Waitrose and a few minutes from West Byfleet Station.

In addition to offering efficient floor plates with excellent natural light, the building's location offers superb connectivity with regular train services to London Waterloo taking as little as 27 minutes, with between 2 to 4 trains per hour, and the A3/M25 within easy driving distance.

Accommodation

The available accommodation comprises 2nd floor 2,734 sq ft 3rd Floor 2,722 sq ft 4th Floor 2,232 sq ft

Name	sq ft	sq m	Availability
2nd	2,734	254	Available
3rd	2,722	252.88	Available
4th	2,232	207.36	Available
Total	7,688	714.24	



Viewing & Further Information



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