

RENT FROM  
**£15.00 PSF**  
FLEXIBLE TERMS AVAILABLE



**915–4,900 sq ft**

(85–455.22 sq m)

**25 car parking spaces**

**Towergate**House

Wintersells Road, Byfleet, Surrey KT14 7LF

**REFURBISHED OFFICES TO LET & FOR SALE**







## DESCRIPTION

Towergate House is a self-contained office building, over two floors, which has undergone extensive refurbishment to include new A/C, LED lighting, decoration and carpeting.

The building has a vaulted reception on ground floor, leading into two separate wings, and a staircase to first floor level.

There is a private car park for the building with 25 car parking spaces, with additional free car parking on surrounding roads if required.

✚ SUBSTANTIALLY REFURBISHED

✚ EXCELLENT PARKING RATIO  
1:196 SQ FT (25 CAR SPACES)

✚ EASY WALKING DISTANCE TO BYFLEET & NEW HAW STATION

✚ FOR SALE OR TO LET

✚ EPC RATING C-55

✚ MALE AND FEMALE WCs AT GROUND FLOOR LEVEL

✚ ALL MAINS SERVICES

✚ SUSPENDED CEILINGS WITH RECESSED LIGHTING

✚ CLEAR SLAB TO SLAB HEIGHT TO EACH FLOOR OF CIRCA 3m

## LOCATION

The offices are located at the entrance to Cumberland Works, on the well known Wintersells Road estate. The immediate environment is predominantly industrial uses.

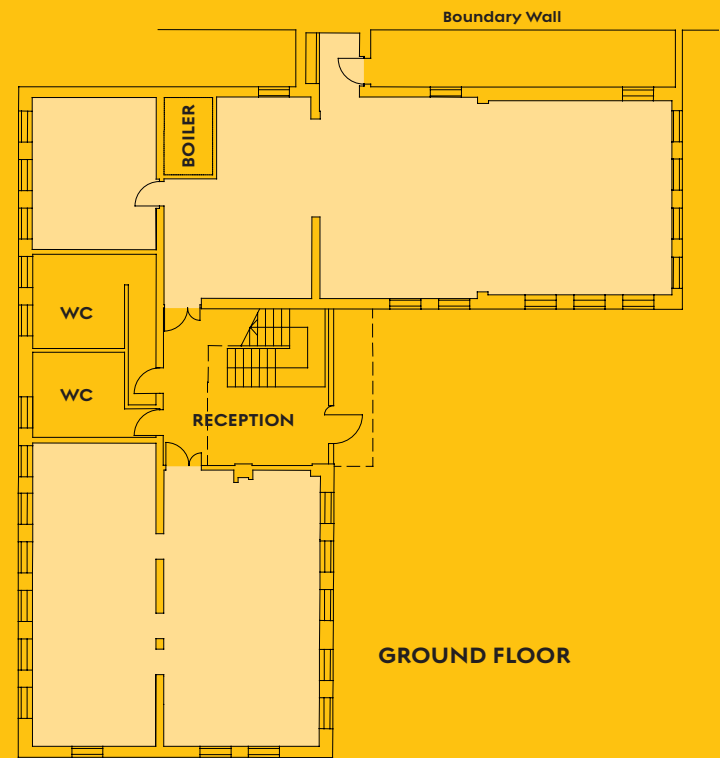
Road communications are excellent, the property being approximately 3 miles from Junction 11 of the M25, and 4.5 miles from Junction 10.

Byfleet & New Haw British Rail Station is a few minutes distant on foot, providing a frequent service to London (Waterloo), with an average journey time of approximately 45 minutes.

## ENERGY PERFORMANCE RATING

The property has an EPC rating of C (55).



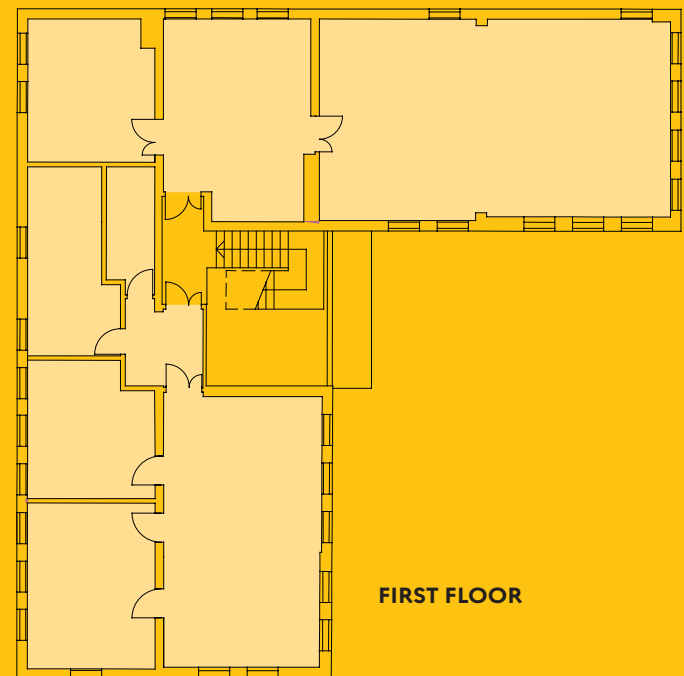


## ACCOMMODATION

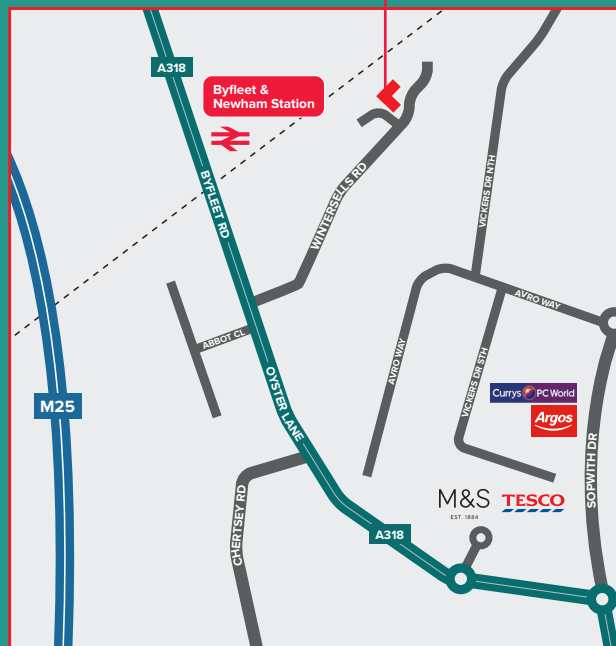
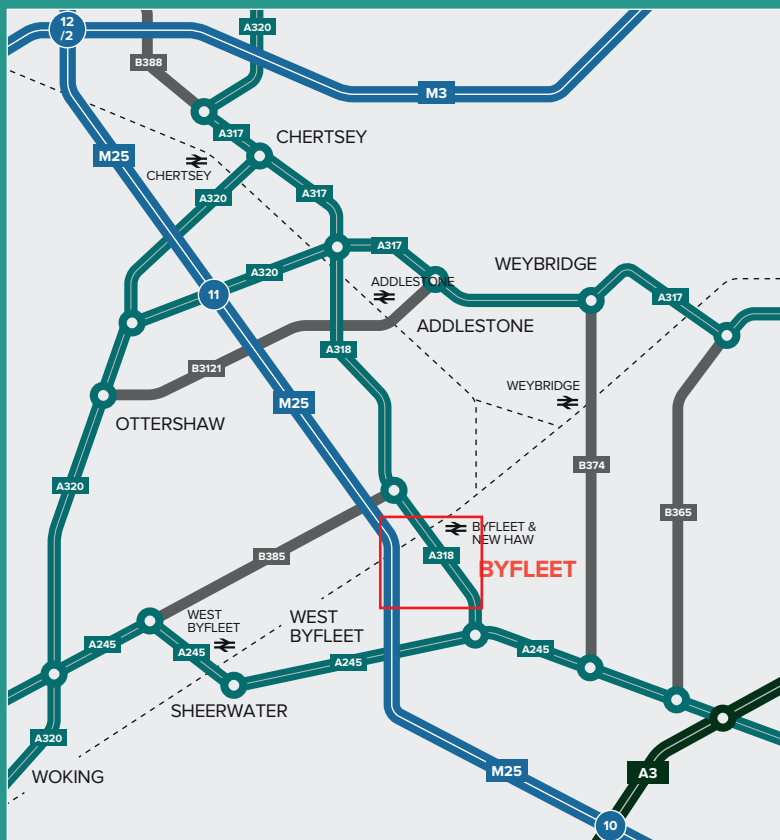
Measurements are on a net internal basis.

	SQ FT	SQ M
<b>Ground Floor</b>		
Reception/lobby	280	26
L/H office wing	915	85
R/H office wing	1,220	113
<b>First Floor</b>		
Offices	2,485	231
<b>TOTAL</b>	<b>4,900</b>	<b>455</b>

Note: There is a covered external storage area of 220 sq ft (approx), plus storage space in the roof attic of 323 sq ft (approx).







# TowergateHouse

Cumberland Works, Wintersells Road  
Byfleet, **Surrey KT14 7LF**

## AVAILABILITY

The building is available either as a whole or in part by way of a new full repairing and insuring lease, for a term to be agreed.

The building is also available for sale on a 999 year long leasehold interest at a peppercorn rent.

## RENT/PRICE

Rent from £15.00 per sq ft. Sale price upon application.

## BUSINESS RATES

Rates Payable: £30,566 per annum for 2019/2020.  
(based upon Rateable Value: £62,000 and UBR: 50.4p).

Interested parties should make their own enquiries with the relevant local authority.

## VIEWINGS & FURTHER INFORMATION

For more details, or an appointment to view, please contact the joint agents:



**Steve New**  
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