



**BNP PARIBAS
REAL ESTATE**

Transwestern Alliance Partner

TO LET – FULLY FITTED GRADE A OFFICE

300 Bourne Business Park

300 Dashwood Lang Road, Addlestone KT15 2NX



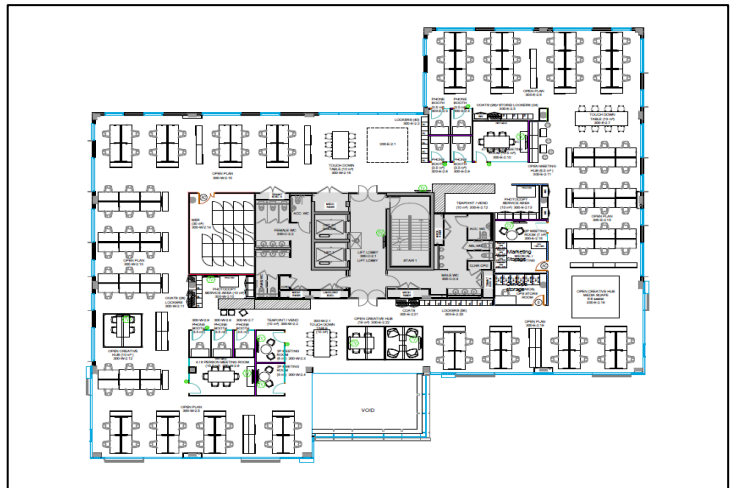
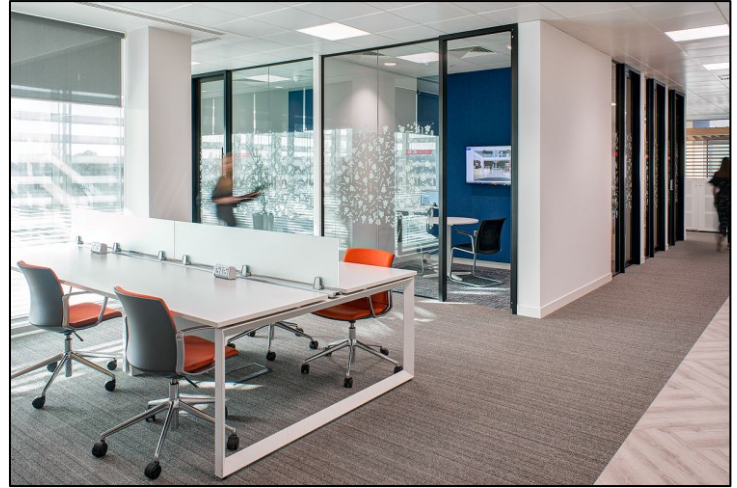
5,672 – 11,345 SQ FT AVAILABLE

The Location

Bourne Business Park is set within 15 acres of landscaped grounds, located 22 miles from central London between Addlestone and Weybridge.

The Park is perfectly positioned for access to the motorway, rail networks and London Heathrow airport. Addlestone Train Station is only 0.6 miles away, Weybridge Train station is just 1.5 miles and Heathrow Airport is just 9 miles away. Junction 11 of M25 is 1.5 miles away.

There is a bus shuttle service to/from Weybridge Station.



The Building

The Grade A building is set within a popular business park, offering a range of amenities within close proximity.

The available space is arranged over the 2nd floor and offers a fully fitted and furnished suite. The building benefits from an onsite café / restaurant on the top floor with an associated communal terrace.

Schedule of Areas

The accommodation comprises the below areas. Floorplates are flexible and can be subdivided from 5,672 sq ft.

Area	SQ FT	SQM
2 nd Floor (NIA)	11,345	1,054



Specification

The property benefits from the following modern specification:

- Fully fitted and furnished
- BREEAM 'Excellent'
- Raised access floors
- Metal tile suspended ceilings
- LED lighting
- VRF air conditioning
- 2 x 13 persons lifts
- Double height reception
- 42 car parking spaces (1:270 sq ft)
- EV charging points
- Secure cycle spaces
- Showers
- On-site gym



Terms

Available by way of sublease.

EPC

EPC A (22). A copy is available upon request

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

Contact

Further information is available, as well as arrangements for viewing, which will be strictly by arrangement through:

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