



OFFICE TO LET

300 BOURNE BUSINESS PARK

300 Dashwood Lang Road, Bourne Business Park, Addlestone, KT15 2NX

TO LET - FULLY FITTED GRADE A OFFICE

5,672 TO 11,345 SQ FT (526.95 TO 1,053.98 SQ M)



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DETAILS

DESCRIPTION

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. 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 - 57 car parking spaces (1:199 sq ft) - EV charging points - Secure cycle spaces - Showers - On-site gym

ACCOMMODATION

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

Name	sq ft	sq m	Availability
2nd	11,345	1,053.98	Available
Total	11,345	1,053.98	

KEY FEATURES

- 5,672 to 11,345 sq ft Available
- Fully-fitted and furnished
- BREEAM 'Excellent'
- Onsite cafe / restaurant with terrace
- Excellent parking ratio of 1:199 sq ft

OUTGOINGS

- **Rent:** £35 per sq ft
- **Rates:** £16.07 per sq ft
- **Service charge:** n/a
- **EPC:** A

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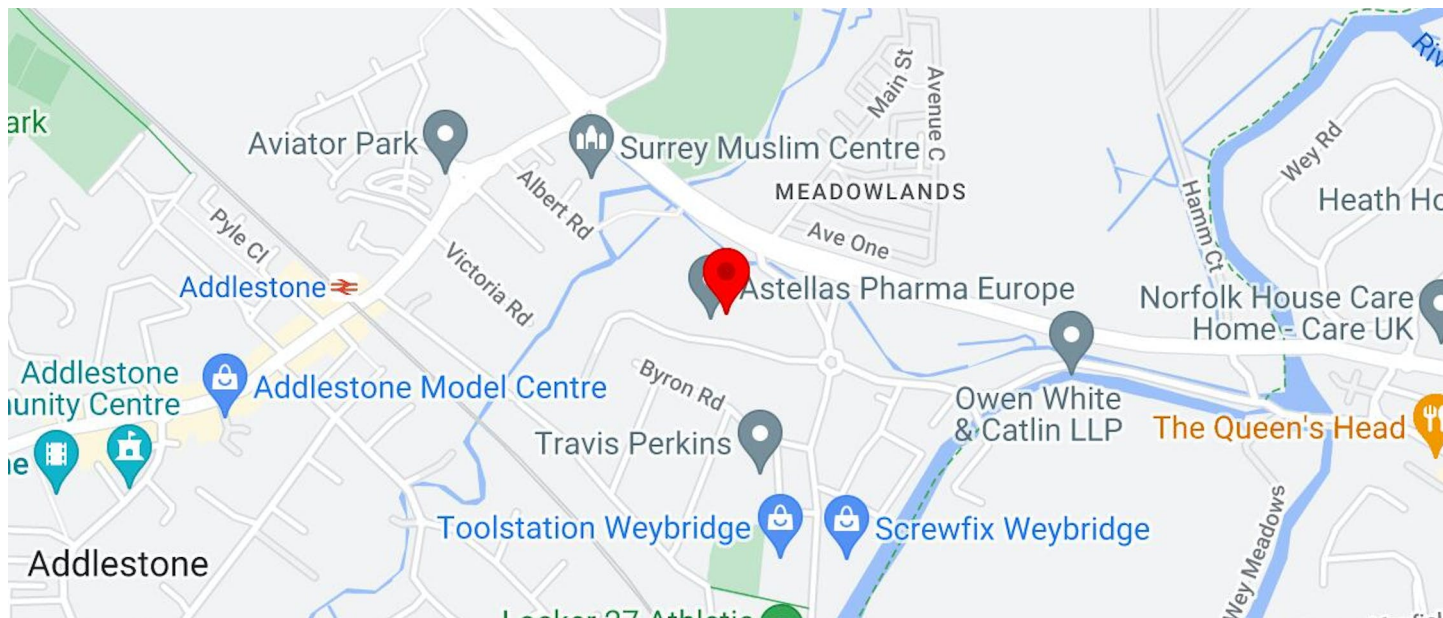
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LOCATION



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 that runs to/from Weybridge station.

CONTACT US

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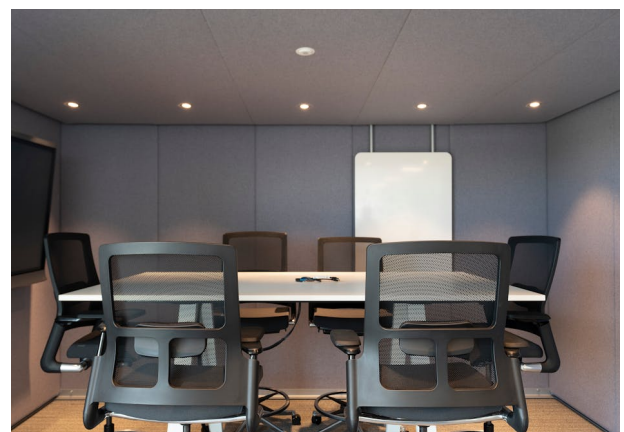
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