



Self contained ground floor offices

1 Hartdene House

Bridge Road, Bagshot, GU19 5AT

Office, Other

TO LET

878 sq ft

(81.57 sq m)

- Attractive offices built in 2002
- Self contained space with your own front door
- Open plan space plus 3 separate offices/meeting or consulting rooms
- 2 private parking spaces plus public parking nearby
- Kitchen
- 2 WCs one with a shower

1 Hartdene House, Bridge Road, Bagshot, GU19 5AT

Summary

Available Size	878 sq ft
Rent	£25 per sq ft
Rates Payable	£6.68 per sq ft 100% small business rates relief could apply
Rateable Value	£11,750
Service Charge	£1.25 per sq ft Estimate for 2026 - Subject to annual RPI review
EPC Rating	C (68)

Description

Hartdene House is an attractive bespoke property built in 2002. No.1 benefits from a reception lobby leading to a generous open plan working space plus 3 separate offices or meeting/consulting rooms. There is a separate fitted kitchen, 2 WCs and a shower. All of the offices have good natural light and a high quality finish. Two block paved private parking spaces are located to the front of the property and additional public parking is available nearby.

Location

1 Hartdene House is well located on a quiet road, yet very close to the A30 and just 4 minutes drive from Junction 3 of the M3. It is a short 5 minute walk to either Bagshot Railway Station or the shops, restaurants and amenities in the centre of Bagshot. There is an M&S Simply Food almost opposite.

Accommodation

The accommodation comprises the following area on a GIA basis

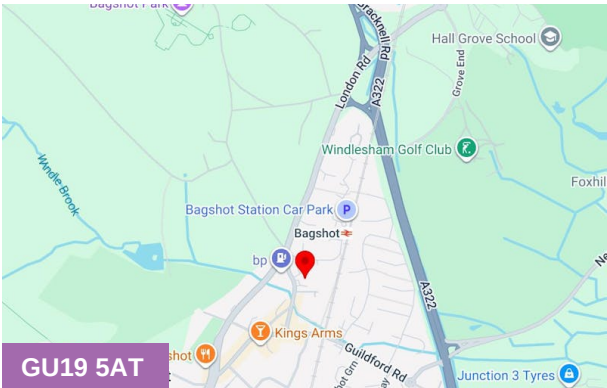
Name	sq ft	sq m
Ground - Self Contained	878	81.57

Viewings

By arrangement with Nick Hardy

VAT

VAT is chargeable in addition on Rent & Service Charge



Viewing & Further Information



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk

More properties @ pagehardyharris.co.uk