



ADDLESTONE

UNIT 5, ADDLESTONE ONE, SURREY

SUBJECT TO VACANT POSSESSION

LOCATION

Located within the modern Addlestone One Development off Station Road, unit 5 sits close to Nandos, Boots Opticians, The Light Cinema, Anytime Fitness, MooBoo and the new 14,000 sq ft Kick X Football Arena. The development also boasts Waitrose, Premier Inn as well as the local council offices and library with 300 plus car parking spaces.

ACCOMMODATION

Arranged over ground floor only the unit comprises the following approximate floor areas:-

Internal Width	34.35 ft	10.47 m
Build Depth	44.48 ft	13.56 m
Ground Floor	1,775 sq ft	164.90 sq m

TERMS

Pop-up Opportunity.

QUOTING RENT

Rent upon Application.

SERVICE CHARGE

The Service charge for the current year is £3.00 psf.

BUSINESS RATES

Rateable Value 2024	£24,750.00
Rates Payable 2024/2025	£12,350.25

Interested parties are advised to check with the local rating authority.

EPC

The unit has an EPC rating of A-20.

FURTHER INFORMATION

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Unit	Sq ft	Tenant	Status
Unit A		Premier Inn	OPEN
Unit D	9,017	Waitrose	OPEN
Unit B1	1,850	Dentist	OPEN
Unit C	3,761	Adventure Mini Golf	OPENING SOON
Unit E	5,892	Anytime Fitness	OPEN
Cinema		The Light	OPEN
Unit 1	3,466	Nandos	OPEN
Unit 2a	1,562	Boots Optician	OPEN
Unit 2b	1,542	TO LET	AVAILABLE
Unit 3	2,349	TO LET	AVAILABLE
Unit 4	2,750	Terra Brazil	OPEN
Unit 5	1,775	COFFEE SHOP	TO LET - STVP
Unit 6A	c. 2,375	TO LET	AVAILABLE
Unit 6B	c. 1,500	Geek Retreat	OPEN
Unit 7	5,313	Smith & Western	OPEN
Unit 8 First Floor	c. 3,392	TO LET	AVAILABLE
Unit 9	1,685	TO LET	AVAILABLE
Unit 10/12/14	c. 14,000	KICK X FOOTBALL	OPEN
Unit 11	825	MooBoo	OPEN
Unit 13 First Floor	c. 3,200	Leisure	IN LEGALS

■ LET
 ■ AFL
 ■ IN LEGALS
 ■ IN DISCUSSIONS
 ■ AVAILABLE

Retained Agents



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