



## ADDLESTONE

2B, ADDLESTONE ONE,  
SURREY

\*Suitable for Retail, Catering, Health & Fitness, Services\*

### LOCATION

Located within the modern Addlestone One Development off Station Road, the unit 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 and dimensions: -

Internal Width:	25 ft 3 ins	7.7 m
Shop Depth	44 ft 7 ins	13.6 m
Ground Floor Sales	1,112 sq ft	103 sq m
Kitchen/Staffroom:	86 sq ft	8 sq m
Storage	160 sq ft	15 sq m

### TERMS

Available on a short term/pop-up lease – terms to be agreed.

### QUOTING RENT

£29,500 pax.

### SERVICE CHARGE

The Service charge for the current year is £4,596.

### BUSINESS RATES

Rateable Value 2025	£18,250
Rates Payable 2025/2026	£9,106

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

### EPC

To be confirmed

### ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

### FURTHER INFORMATION

Andrew Shepherd  
020 7287 2155 / 07715 001 005  
[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)

Ollie Haxton  
020 7287 2155 / 07443 438 192  
[ollie@as-retail.co.uk](mailto:ollie@as-retail.co.uk)



First Floor

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	Funfair Mini Golf	OPEN
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	TO LET - POP UP
Unit 3	2,349	TO LET	AVAILABLE
Unit 4	2,750	Terra Brazil	OPEN
Unit 5	1,775	COFFEE SHOP	TO LET - POP UP
Unit 6A	c. 2,375	Confidential	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



**Andrew Shepherd**

**020 7287 2155**

**07715 001 005**

**[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)**

**Ollie Haxton**

**020 7287 2155**

**07443 438192**

**[ollie@as-retail.co.uk](mailto:ollie@as-retail.co.uk)**