



Attractive ground floor office suite available on flexible terms

## Ground Floor

Courtyard House, The Square, Lightwater,  
GU18 5SS

Office

**TO LET**

**1,000 sq ft**  
(92.90 sq m)

- Fully furnished option available on request
- Private allocated parking
- Offices, meeting room and a generous kitchen break out area
- New Air Conditioning, solar panels and LED lighting, Energy Rating (Band A)
- Option to break after the first 12 months

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## Summary

<b>Available Size</b>	1,000 sq ft
<b>Rent</b>	£50 per sq ft Inclusive of rent, rates, service charge and utilities
<b>EPC Rating</b>	A (18)

## Description

Situated on the ground floor of an impressive detached office building, this suite benefits from private access and private kitchenette as well as a shared reception hall and male & female WCs. The space is currently presented as an open plan office with a generous kitchen breakout area separated by a partition wall which could be removed to suit.

There is a generous kitchen and breakout space on the second floor which the Tenant could have access to. Furthermore there is a generous board room on the second floor which could be available.

## Location

The building is situated just off Guildford Road close to the village centre in Lightwater, with numerous local amenities such as a Co-op convenience store, M&S food, Boots pharmacy, Cook and a number of takeaways and cafes.

Junction 3 of the M3 motorway is less than a mile away with relatively rapid access to the M25, Heathrow and Gatwick airports. Woking, Guildford, Bracknell and Camberley are all within easy reach. Bagshot Train Station provides services to London Waterloo and Reading with just one change at Ascot.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 1	495	45.99	Let
Suite - 2	1,000	92.90	Available

## Viewings

By arrangement with the sole agents Page Hardy Harris

## Terms

A new flexible lease or licence for a minimum term of just 12 months

## Legal Fees

Each party will be responsible for their own legal costs.

## VAT

All figures are quoted exclusive of VAT, which may be chargeable.



## Viewing & Further Information



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