



## 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:	25ft 3ins	7.7m
Ground Floor Sales	1,542 sq ft	143.25 sq m

### TERMS

Subject to securing vacant possession the property is available on a new FRI lease for a minimum term of 10 years.

### QUOTING RENT

£29,500 pax.

### SERVICE CHARGE

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

### BUSINESS RATES

Rateable Value	£18,250
Rates Payable 2023/2024	£9,106

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

### EPC

To be confirmed

### 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 Golf	IN LEGALS
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	FITTED UNIT TO LET	AVAILABLE FEB 24
Unit 3	2,349		AVAILABLE
Unit 4	2,750	Terra Brazil	OPEN
Unit 5	1,775	Esquires	OPEN
Unit 6A	c. 2,375		IN DISCUSSIONS
Unit 6B	c. 1,500	Geek Retreat	OPEN
Unit 7	5,313	Smith & Western	OPEN
Unit 8 First Floor	c. 3,392	Confidential	IN DISCUSSIONS
Unit 9	1,685	G Factory Desserts	OPENING SOON
Unit 10/12/14	C 14,000	KICK X FOOTBALL	OPEN
Unit 11	825	MooBoo	OPEN
Unit 13 First Floor	c. 3,200		AVAILABLE

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

Retained Agents



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