



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.

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

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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	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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