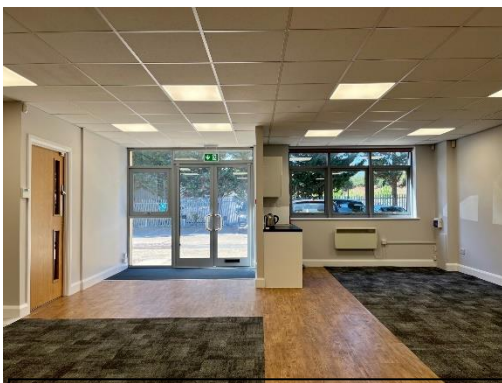


# TO LET

## HIGH QUALITY OFFICES TO LET ON INCLUSIVE RENT

968 Sq ft (90 sq m)

4 The Circuit Centre, Avro Way, Weybridge, Surrey KT13 0YT



- Air-conditioning
- LED Lighting
- Meeting room
- Kitchen
- Car parking
- All inclusive rent

# DE SOUZA

COMMERCIAL PROPERTY CONSULTANTS

## Location

The Circuit Centre, on the established Brooklands Estate, is a small development comprising light industrial/office units. Byfleet and New Haw mainline railway station is within 1/2 mile of the estate with a journey time of 40 minutes to London Waterloo.

## Description

A ground floor office suite in a modern two storey building with the benefit of air-conditioning and LED lighting. The space is predominantly open plan with a kitchen area and a large separate office/meeting room. The suite benefits from its own access and tenant have use of shared WC facilities on the ground floor.

## Accommodation

The ground floor office area is available:-

<b>Ground Floor</b>	<b>90 sq m</b>	<b>968 sq ft</b>
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## Amenities

- **Modern office space**
- **Air-conditioning**
- **LED lighting**
- **Kitchen area**
- **Meeting room/separate large office**
- **Shared WC's**
- **Separate entrance**
- **Ample parking**
- **½ mile from Byfleet and New Haw Station**
- **Energy Performance Rating – C 71**



## Terms

Available on a new lease for a term to be agreed.

## Rent

£1,950 per month plus VAT inclusive of Business Rates, service charges and utilities. Furniture is available subject to separate negotiation.

# DE SOUZA

**For more information or to arrange a viewing contact:**

**Paul Flannery**

**paulf@desouza.co.uk**

**T: 020 8707 3030**

**M:07946 422920**

**www.desouza.co.uk**