



KNIGHTWAY HOUSE



**PROMINENT REFURBISHED TOWN CENTRE OFFICES
2ND FLOOR NOW AVAILABLE**

2,974 sq ft (276 sq m)

Knightway House, Park Street
Bagshot, Surrey GU19 5AQ

www.knightwayhouse.co.uk



LOCATION

Bagshot benefits from exceptional transport communications, being adjacent to J3 of the M3 motorway and the A30, which connects Bagshot with Camberley to the south and Sunningdale and Ascot to the north.

Bagshot rail station provides frequent services to London Waterloo via Ascot and is a short walk away, being approximately 500 metres to the north east of the property.

The village has a busy High Street close to the property, offering a selection of retail units, pubs and restaurants.

DESCRIPTION

Knightway House is a prominent self contained town centre office building arranged over ground and two upper floors.

Our clients have worked hard to ensure the building delivers an impressive working environment for new occupiers, by creating a building which meets the very high standards tenants require for their new offices.

With image and prominence important requirements, Knightway House provides high quality finishes throughout as well as a remodelled entrance.

The comprehensive refurbishment benefits from the following amenities:

SPECIFICATION

- New air conditioning
- New LED lighting
- EPC rating C 70
- New suspended ceilings
- Remodelled entrance
- New carpeting throughout
- Refurbished WCs
- Raised access flooring
- New kitchenettes
- 8-person (630kg) hydraulic passenger lift
- CCTV security cameras
- Secure parking
- 28 car spaces available at a ratio of 1:288 sq ft

AREAS

Floor	sq m	sq ft
Ground		LET
First		LET
Second	276	2,974
Total	276	2,974

NB. The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6.

LEGAL COSTS

Each party will bear their own legal costs in connection with this transaction.

TERMS

Rent – Upon application

Lease – A new FRI lease for a term to be agreed direct from Landlord, either on a floor by floor basis or as a whole.

Business rates – Business rates will be payable direct to the local authority, Surrey Heath Council. For further information call direct on 01276 707100.



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HOUSE



