

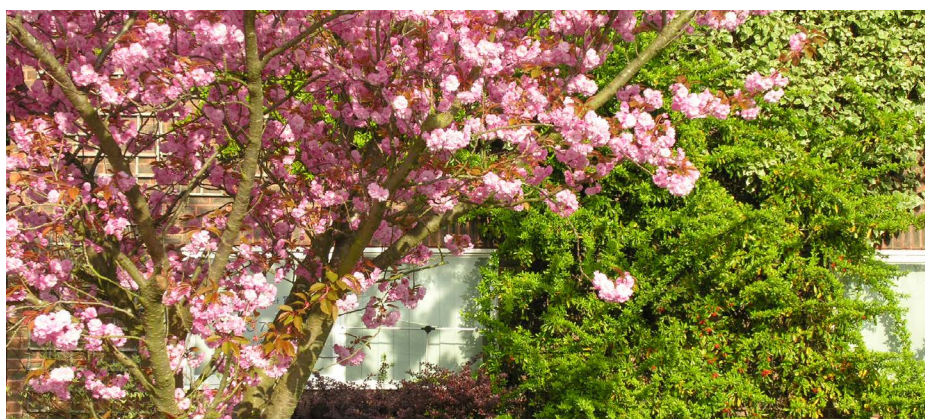
# Solent House

Refurbished Quality Office Unit 17 • 8,000 sq. ft.

Lansbury Business Estate • Knaphill • Woking • GU21 2EW



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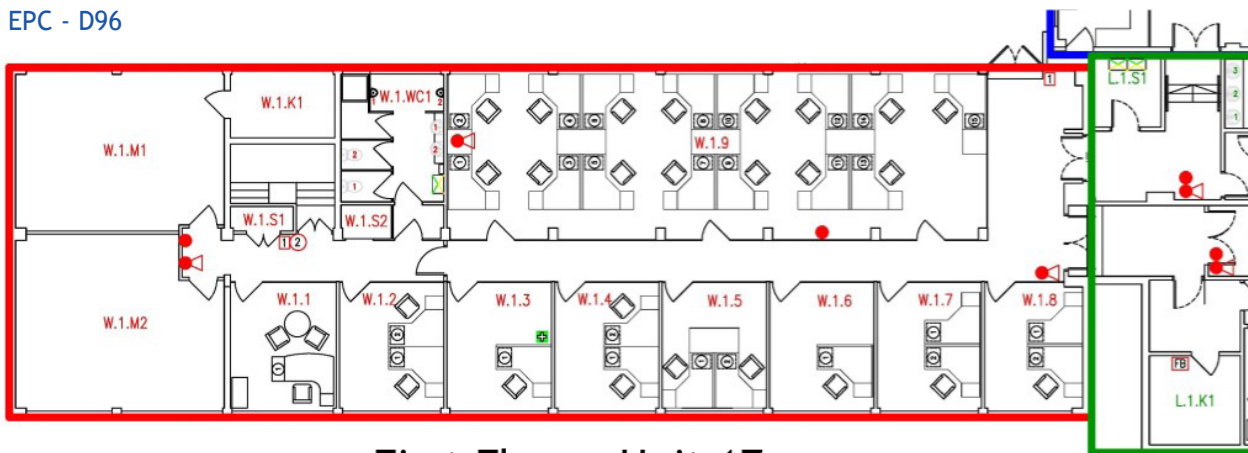




# Solent House, Unit 17 • 8,000 sq. ft.

## Solent House

- Highly convenient location on the outskirts of Woking, “the region’s most ambitious town”.
- Fully refurbished to a high standard. Air conditioned, double glazed, fully carpeted, suspended ceilings and window blinds. Multiple kitchen and toilet facilities. Cabled for data.
- Comprising 2 floors of high quality partitioned offices, open plan areas, meeting rooms, kitchens and stores.
- Adjacent parking for staff and clients.
- Available on a new lease, direct from the landlord, terms to be agreed.
- Call for availability.
- EPC - D96



First Floor - Unit 17



Ground Floor - Unit 17

The current layout of Solent House:

Both floors of the offices would suit a small company of between 40 and 80 staff.

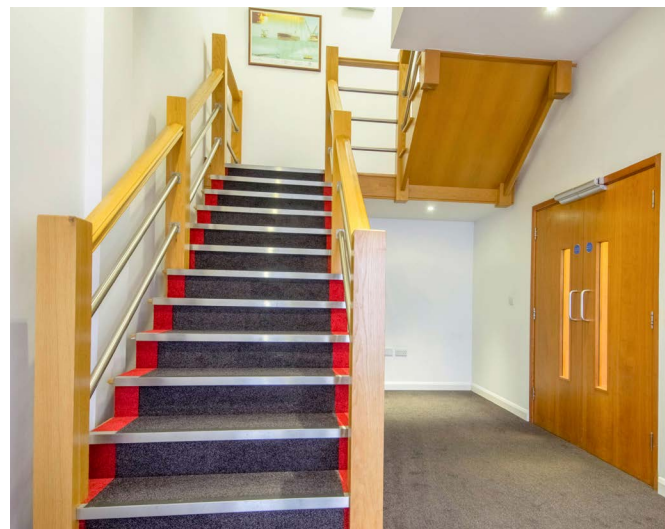
The Ground Floor contains:

3 single offices, 28 open-plan area desks, 2 meeting rooms and 4 toilets plus storage areas.

The First Floor contains:

8 single offices, 15 open-plan area desks, 2 meeting rooms and 2 toilets plus storage areas.

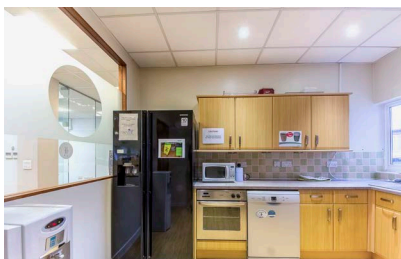
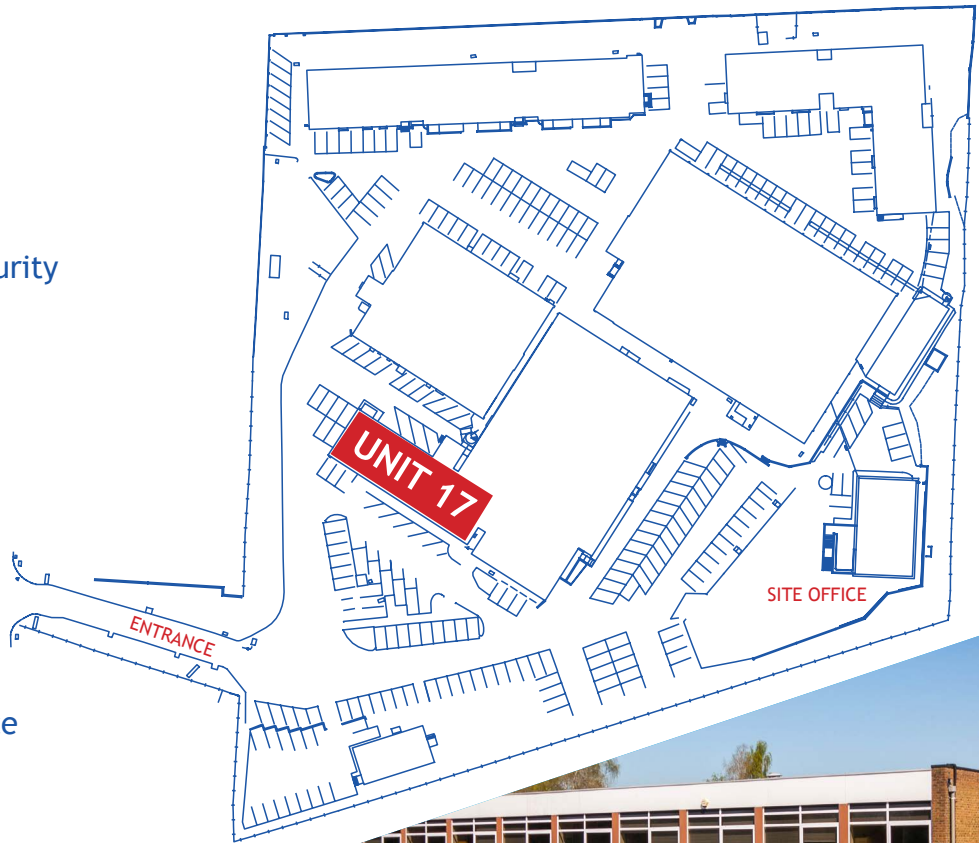
The building could, however, be split into 2 floors with some modifications to allow independent occupation by two companies.





## On-Site

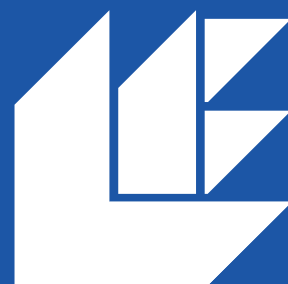
- On-site overnight and weekend security
- Attractive private business park in landscaped surroundings
- Meeting rooms with AV, fax and photocopying facilities
- Free and extensive car parking
- On-site cafe and catering services
- Close to local shops and facilities
- On-site head office and maintenance



# Location

In the quiet village of Knaphill, just on the outskirts of Woking, perfectly located within a short drive from the M25, M3, M4 and A3 and close to both Heathrow and Gatwick airports.

A few minutes from both Woking and Brookwood mainline stations with direct trains to London Waterloo and the south coast.



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## Travel distances from Knaphill, Woking:

Lightwater M3 J3	5 miles
Guildford A3 / A322	6 miles
Farnborough	8 miles
Heathrow Airport	20 miles
Reading	22 miles
Central London	34 miles
Gatwick Airport	38 miles



Local facilities in Knaphill (within 10 minutes walk):



**Sainsbury's**



**TESCO  
express**

**LLOYDS BANK**



**HOME BASE**

**EURONICS**

**Wickes**



Plus a wide selection of national retail outlets in Woking town centre (within 3 miles of Knaphill)

For further information or to arrange a site visit, please contact



**01483 472 571**

**[www.lansbury.co.uk](http://www.lansbury.co.uk)**

**Lansbury Business Estate**

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