



LANSBURY BUSINESS ESTATE

Extensive Knaphill Office Unit **TO LET**

First Floor Unit 3 – approx. 10,000 sq. ft.

First Floor open plan office area of **7,518 sq ft** with additional 9 peripheral office/meeting rooms ranging from **72 – 240 sq ft** each and store/IT cupboards, toilets and generous kitchen (300 sq ft). Accessible via 3 stairwells. Available use of large first floor outdoor terrace area. Total internal area approx. **9,968 sq ft** (926 sq m). Additional adjacent areas could be included. Viewing now, available for occupation from November 2020.



Located in the quiet village of **Knaphill**, 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.

Would suit a London based company relocating their office to a connected regional hub with excellent transport links around Woking.

Would also be beneficial to staff living in the Woking & Guildford area to allow more flexible working near home or **WNH** in modern parlance...



Highly convenient location on the outskirts of Woking, “the region’s most ambitious town”

Benefit of smart ground floor reception area (with option to include in lease agreement).

Free parking with no area-ratio allocation constraints.

Attractive private business park in landscaped surroundings.

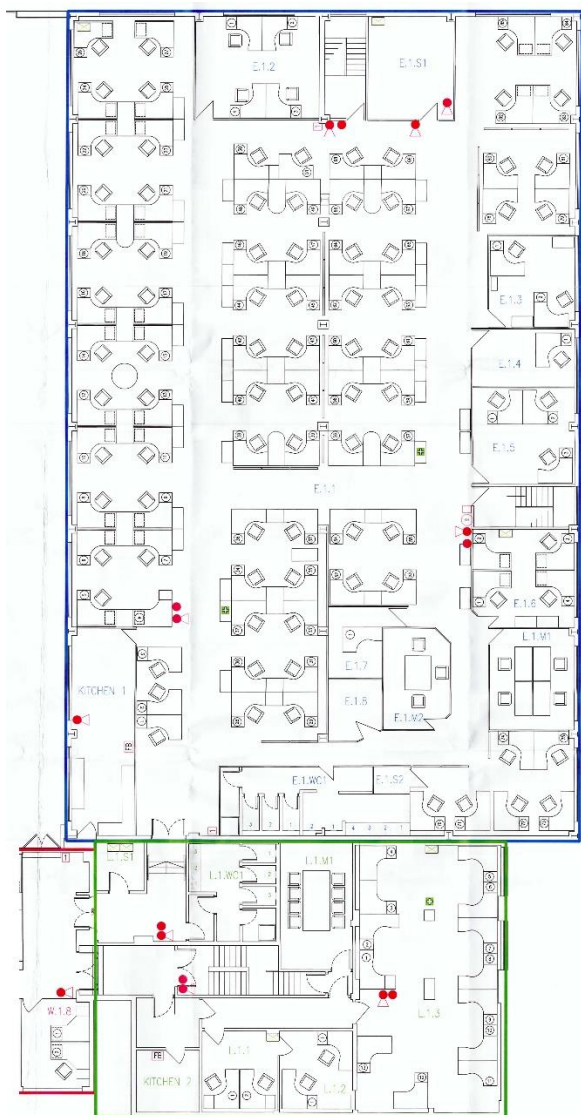
- Free and extensive car parking
- On-site café and catering services
- Overnight and weekend security
- Close to local shops and facilities
- On-site estate management and maintenance
- Available on a new lease direct from the landlord with terms to be agreed

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Tel: 01483-387-303 • www.lansbury.co.uk

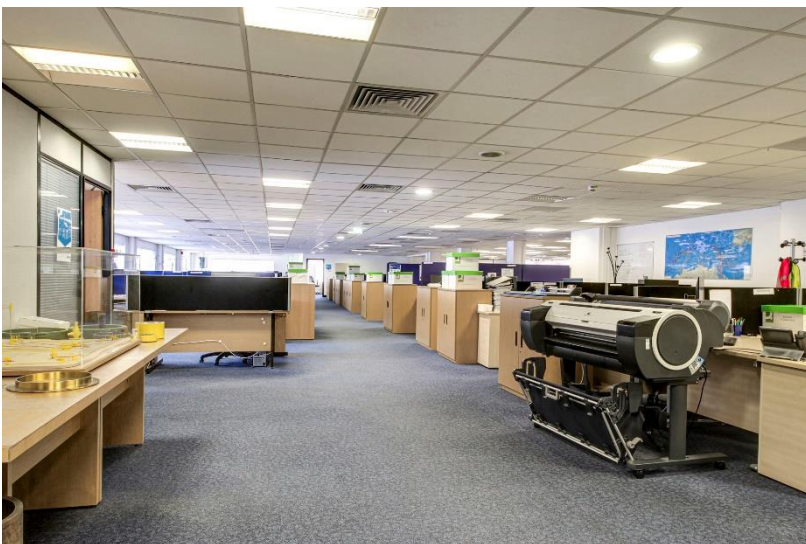
Directors: A L Craven (Managing) M J Craven K J Edwards J A Craven C T Dalton • Registered in England No 00696610



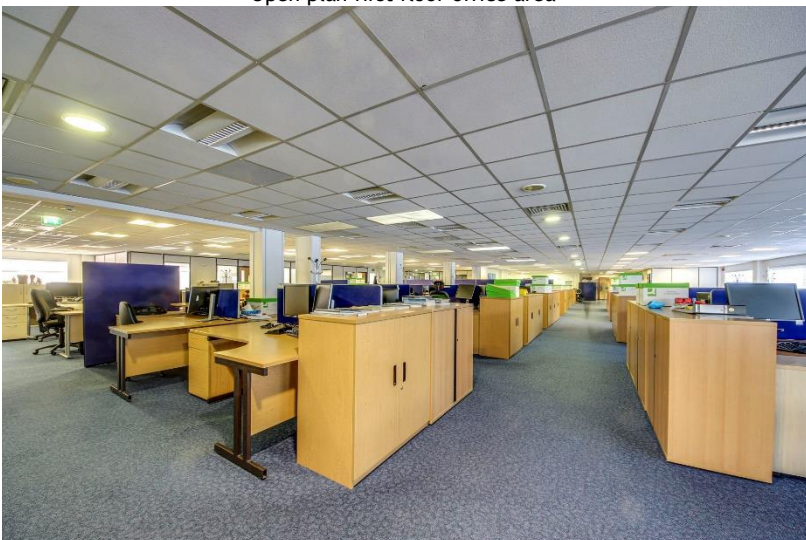
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First Floor area plan (in blue)



Open plan first floor office area



Main entrance to site



Aerial view of site from SW

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First Floor Unit 3 office area



First Floor Unit 3 office area



Open plan office area



Meeting room



Entrance connecting stairs



Central unit stairs



Kitchen area



Entrance foyer

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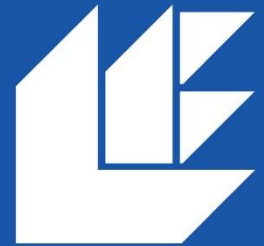


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Location

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.

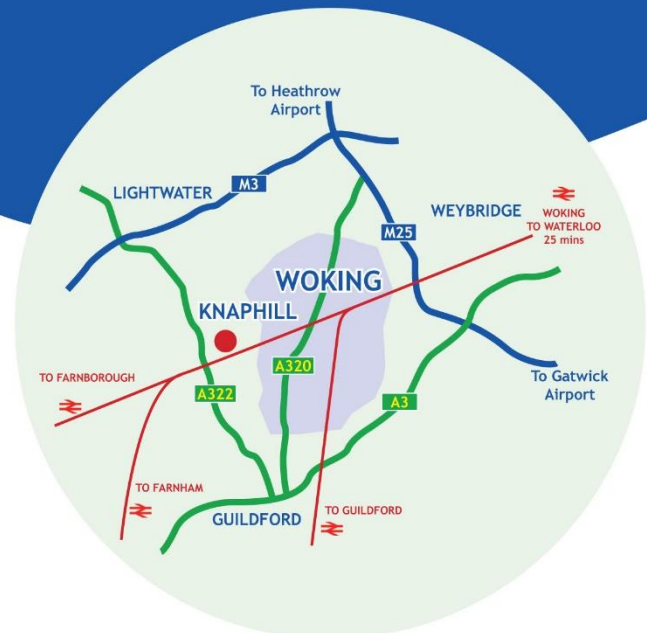
A few minutes from both Woking and Brookwood mainline stations with direct trains to London Waterloo and the south coast.



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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**

HOMEBASE

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 reception on **01483 387 303**

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