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CHARTERED SURVEYORS
& COMMERCIAL PROPERTY CONSULTANTS

Our ref: TG/apr

Date as Postmark

Guaranteed Commercial Property Solutions

Warwick Lodge
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Dear Sir/Madam,

Re: Walton Lodge, Walton

Please find attached our brochure for the above exceptional courtyard office scheme.

We are quoting the following rentals:

Unit 1: £60,000.00 per annum exclusive
Unit 4: £40,000.00 per annum exclusive

Please contact the agents for further details on rates and estate charges, or for an appointment to view.

Yours faithfully,



Tim Gault, MRICS
BONSORS
Guaranteed Commercial Property Solutions

TO LET
MODERN OFFICE BUILDINGS
1,788 – 5,115 SQ FT

LAST UNIT
AVAILABLE

WALTON LODGE

Bridge Street, Walton on Thames, Surrey

barwood
Delivering Real Property Potential

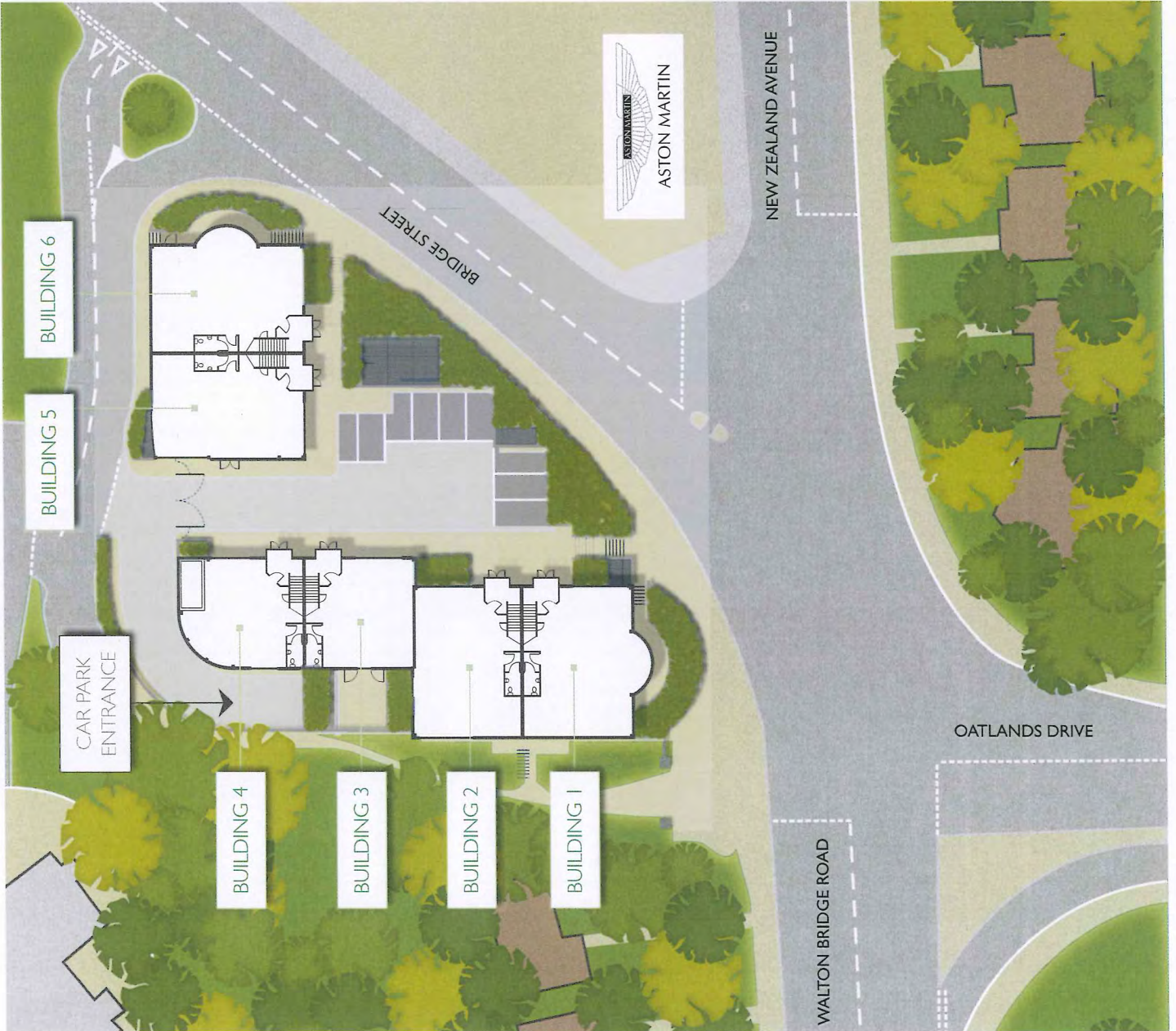




MODERN SPACE

SIX SELF CONTAINED OFFICE BUILDINGS WITHIN AN ATTRACTIVE COURTYARD DEVELOPMENT. THE BUILDINGS EACH HAVE THEIR OWN IDENTITY AND FRONT DOOR.

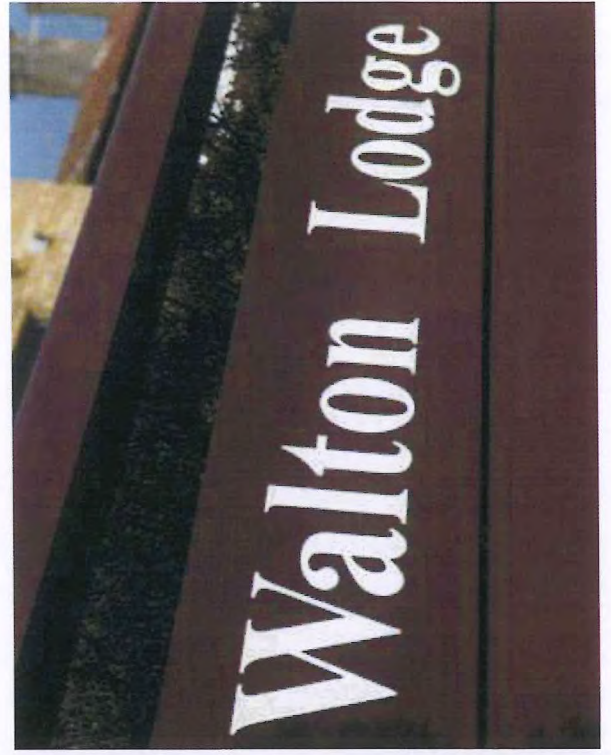




ACCOMMODATION

Building	Area (sq ft)	Area (sq m)	Parking spaces	Tenant
1	2,640	245	10	Pearl Assurance
2	LET TO FUTURE RELIANCE LTD			
3	1,755	163	10	Lawfords Accountants
4	1,788	166	8	To Let
5	2,628	244	12	Barclays Bank
6	2,628	244	13	Barclays Bank

Further opportunities may be available up to 5,115 sq ft.





NEWLY REFURBISHED

Unit 4 has recently been refurbished to provide high quality office space and a new landscaping scheme has been put in place across the development to create an attractive working environment.

SPECIFICATION

- Air conditioning
- Central heating
- Suspended ceilings with recessed lighting
- Full access raised floors
- Double glazing
- Carpeted throughout
- Male, female and disabled WC
- 24 hour access

SITE AMENITIES

- Own building identity
- Newly refurbished
- Secure gated basement and surface car parking
- Landscaped communal gardens



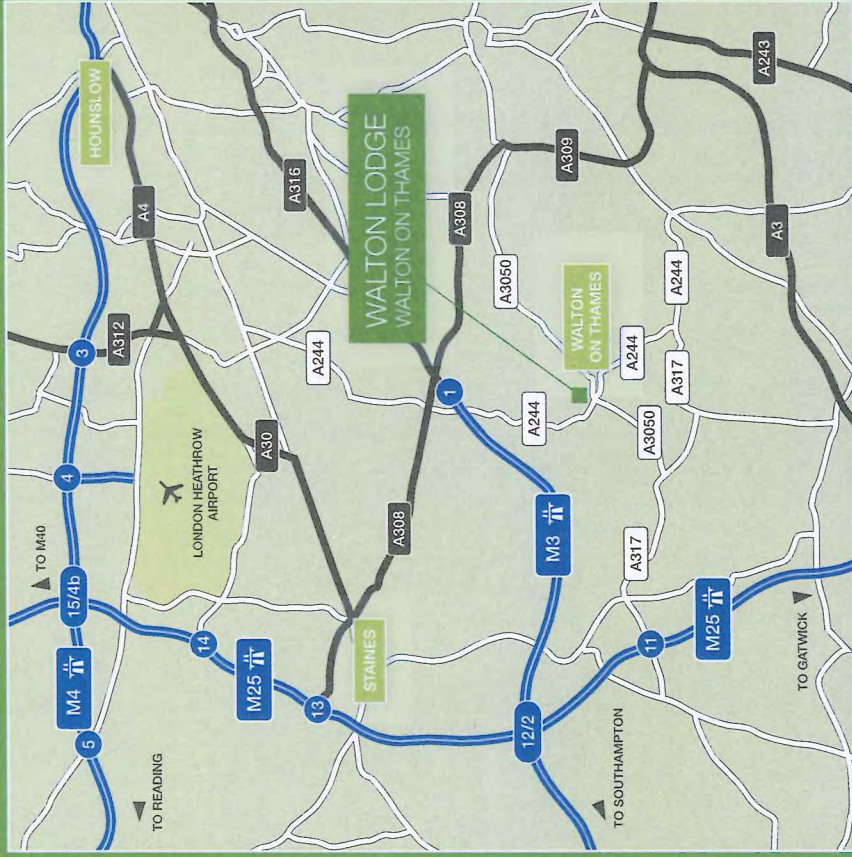
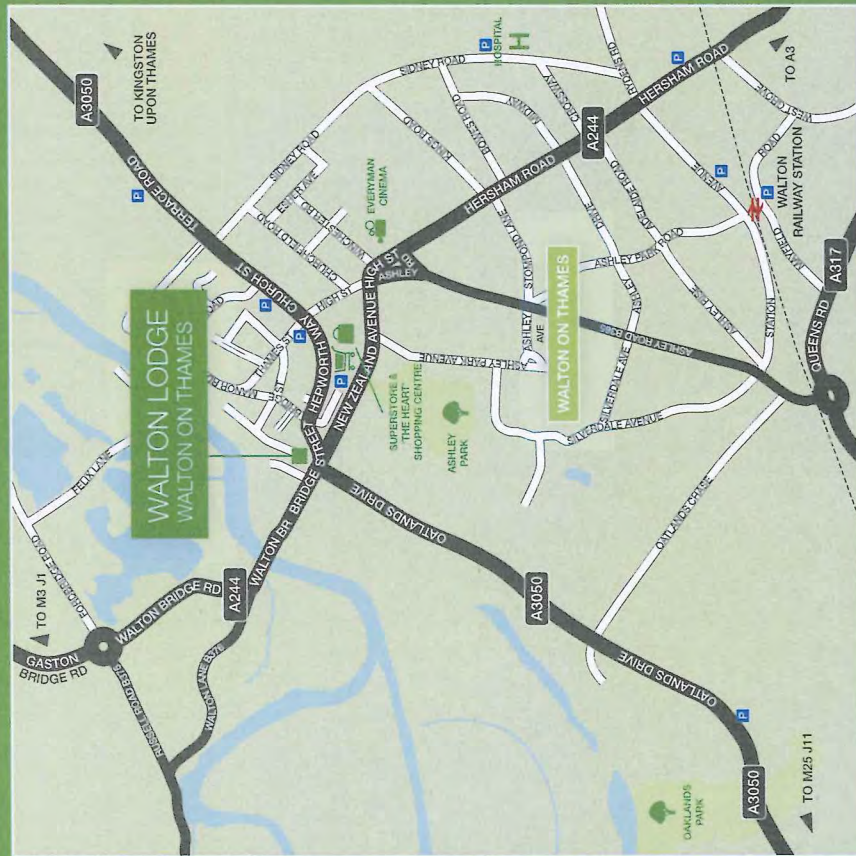


PROMINENT POSITION

Walton Lodge occupies a highly prominent position at the junction of Bridge Street, Oatlands Drive and Walton Bridge Road, which provides easy access to the town centre amenities and public transport. The recently re-developed town centre includes a Sainsbury's supermarket and The Heart, a contemporary covered shopping centre that includes retailers such as Debenhams, Next and Waterstones, as well as many cafés and restaurants such as Carluccio's, Giraffe and Wagamamas all under a mile away.

Walton Lodge benefits from close access to public transport as well as major motorways. Situated between the A3 and M3 on the A224 offers easy access to the M25, Heathrow Airport, Walton Railway Station and Central London just 25 minutes away by train.

CONNECTIONS	Distance (miles)	Time (mins)
Walton Town Centre	0.4	1
Walton Railway Station	1.4	5
M3 (J1)	3.3	10
M25 (J11)	4.5	14
Kingston Town Centre	6.6	17
M25 (J12)	6.8	14
Heathrow Airport	11.3	27
Central London	18.4	46



TERMS

Full details of lease terms, rental, rates and estate charge available from the agents.

ALL ENQUIRIES TO THE SOLE AGENTS

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The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that (i) these particulars are given without responsibility of The Agents or the vendors or lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description or information relating to the property, and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of the particulars; (iii) The Agents do not accept any liability for any loss or damage, including consequential loss or damage, arising from the use of these particulars; (iv) The Agents will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
 February 2012

