



A ONE

AVIATOR

ADDLESTONE / SURREY

10,235 sq ft of 2nd floor
Grade A office space
To Let

SUPERB ACCESSIBILITY TO THE M25 AND THE UK MOTORWAY NETWORK

- 20 miles south west of Central London
- Short walk to Addlestone town centre
- Close by to Weybridge and Walton-on-Thames town centres
- M25 (Junction 11) is a 5 minute drive away
- Direct trains from Addlestone & Weybridge to Waterloo
- Heathrow airport (10 miles) and Gatwick airport (25 miles) easily accessible

www.aviator-addlestone.co.uk

For more information contact joint sole agents:



Kevin Hawthorn
D 020 3130 6404
E khawthorn@hanovergreen.co.uk



Ed Smith
D 020 7318 5136
E edward.smith@struttandparker.com

Paddy Shipp
D 020 7318 5093
E paddy.shipp@struttandparker.com

MISREPRESENTATION CLAUSE Hanover Green and Strutt & Parker give notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Hanover Green and Strutt & Parker has any authority to make any representation or warranty whatever in relation to this property. Designed & produced by Zest Design & Marketing 020 7079 3090 (01604) February 2017.



AVIATOR **ONE** OFFERS 10,235 SQ FT OF REFURBISHED 2ND FLOOR SPACE



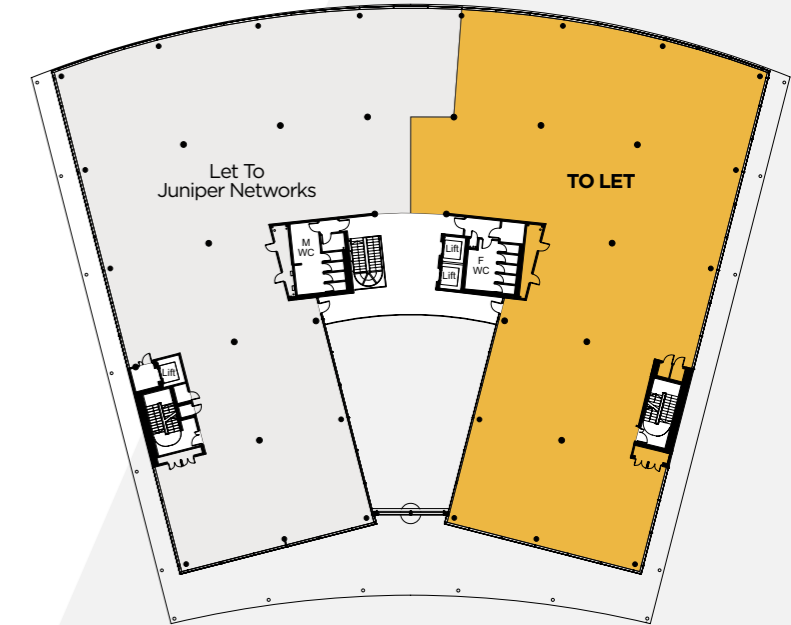
Description

Aviator One is a high quality multi-let office building. The full height reception creates a stunning entrance into the building which flows into the equally impressive office accommodation. The part second floor offers a tenant exceptional working space which benefits from air conditioning, floor to ceiling glazing and high quality finishes.

Floor plan

Floor	Sq ft	Sq m
Part 2nd Floor	10,235	950

37 car parking spaces (1:277 sq ft)



Specification

The available space is undergoing refurbishment and will benefit from the following:

- Triple Height Reception
- Full Height Glazing
- 2.8m floor to ceiling height
- LED lighting
- 37 car parking spaces (1:277 sq ft)
- Male, Female and Disabled WC's on each floor
- 24 hour security
- EPC D (95)