

# LINDSEY HOUSE

1 STATION ROAD | ADDLESTONE

KT15 2AL



**PD/RESIDENTIAL DEVELOPMENT OPPORTUNITY  
ADDLESTONE TOWN CENTRE MINUTES FROM THE  
M25**

FOR SALE - 13,500 TO 17,000 SQ FT (1,254.19 TO 1,579.35 SQ M)





## KEY BENEFITS

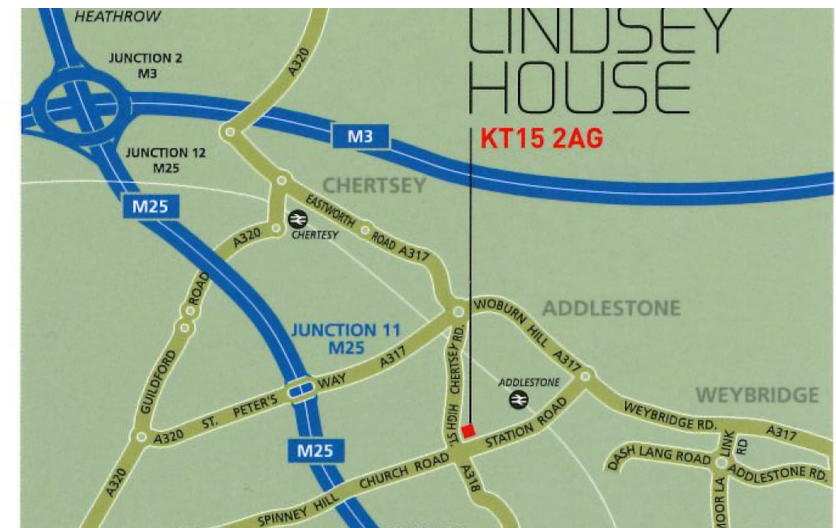
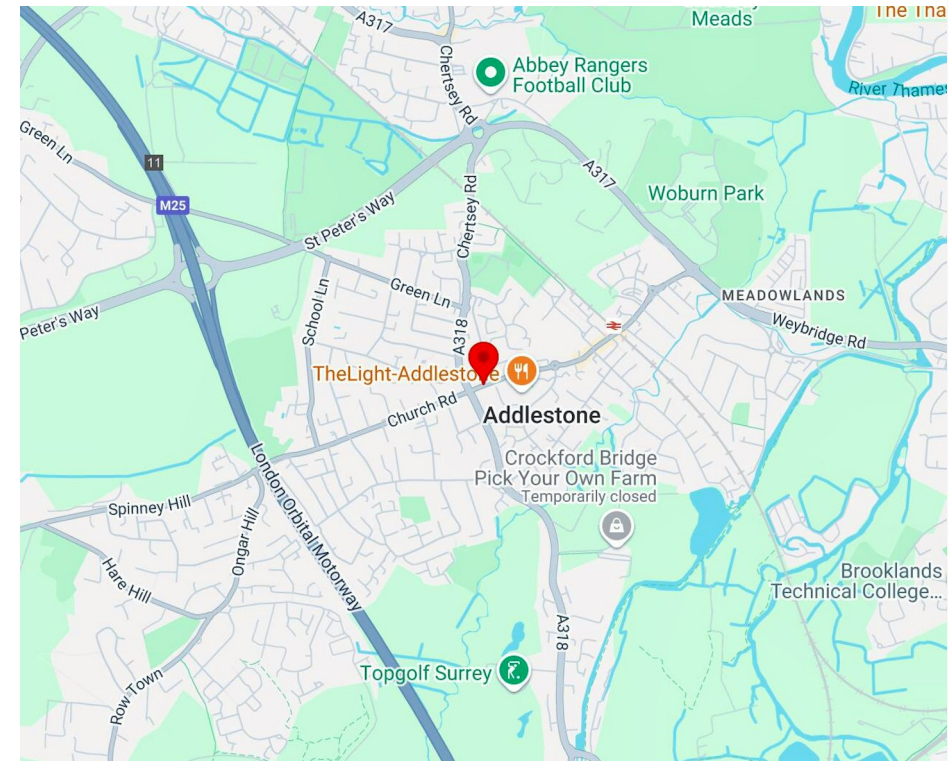
- Easy walking distance to Station
- On site parking
- Vacant
- 1st, 2nd and 3rd floors ; Granted - Prior approval for Change of use from Commercial, Business and Service (Use Class E) to form 22 no. residential units (Use Class C3)
- Ground floor - circa 3,000 sq ft , vacant and suitable for PD for residential STP.

## LOCATION

Lindsey House sits in a prominent location at the cross roads of High Street and Station Road. Addlestone railway station is a few minutes walk from the subject property.

The building is also very well located to provide easy access to the motorway network with junction 11 of the M25 being less than a 5 minute drive. Junction 12 provides access to the M3 (approx. 7 minutes) with the M4 at junction 15 (approx. 14 minutes). A Travel Lodge and Little Waitrose have recently opened opposite the property. Furthermore, a retail, restaurant and cinema development have now reached completion with Smith & Western, Nando's and Esquires Coffee Shop now in occupation.

## DESCRIPTION



## LINDSEY HOUSE

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Floor	sq ft	sq m
Second	5,138	477
First	5,154	479
Ground	2,969	276
Reception	242	23



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### SUMMARY

- Available Size: 13,500 to 17,000 sq ft
- Rates Payable: See figures above.
- EPC: On application

### VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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Warne



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South Elevation  
Scale: 1:100 (A1)



West Elevation  
Scale: 1:100 (A1)



North Elevation  
Scale: 1:100 (A1)



East Elevation  
Scale: 1:100 (A1)



**PARKING PLAN**  
A24875(3.0) 100 Rev P3  
Lindsey House  
1 Station Road  
Addlestone  
Surrey KT15 2AG

**COLOUR CODED LEGEND**

- Application Boundary
- Allocated Commercial Parking
- Allocated Residential Parking
- Landlord's Reserved Parking

