



## Maple House

Apex Court, Camphill Road, West Byfleet, KT14 6SQ

**Self contained office building with generous car parking.**

**4,730 sq ft**  
(439.43 sq m)

- Comfort cooling
- Excellent natural light
- Generous car parking
- Close to station



# Maple House, Apex Court, Camphill Road, West Byfleet, KT14 6SQ

## Summary

<b>Available Size</b>	4,730 sq ft
<b>Rent</b>	£23.50 per sq ft
<b>Rates Payable</b>	£32,768 per annum
<b>Rateable Value</b>	£64,000
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	£1.50 per sq ft
<b>EPC Rating</b>	C

## Description

Apex Court is a development of 4 self contained office buildings set within a gated site. Maple House is arranged over 2 floors with W.C.s at each level. There are double doors to the side of the ground floor to allow ease of access.

The property benefits from full access raised floors, suspended ceilings and comfort cooling throughout.

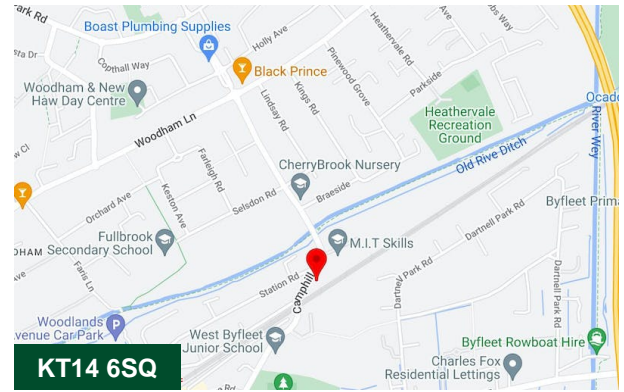
## Location

Apex Court is well located for road access with the A3 only 4 miles away providing access to the M25 and the wider motorway network beyond.

West Byfleet Railway Station is less than half a mile from Apex Court and offers a frequent service to London Waterloo with a journey time of approximately 35 minutes.

## Terms

The property is available by way of a new lease for a term to be agreed.



## Viewing & Further Information



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