

# Botanical Place



## 11 New Commercial Spaces Built with the Community in Mind

Modern apartments alongside shops, cafés and restaurants, all anchored around a central public square

7 Station Approach, West Byfleet, Surrey KT14 6NG

## The Development

Botanical Place will be an independent community consisting of modern apartments and terraced gardens, living alongside shops, cafes and restaurants, all anchored around a central public square.

Set in the heart of West Byfleet, Botanical Place is a state-of-the-art development which aims to seamlessly integrate with the existing community and amenities, and to change the perception of 'retirement villages' as we know them.

It will offer 196 retirement apartments and has been expertly designed, featuring a café and restaurant, cinema screening room, and fully equipped gym and wellness centre, for residents and the wider community to share. It will also house new retail units and the town's library.

Botanical Place is the first of a new generation of sustainable, integrated in-town developments, close to existing amenities and services and at the heart of the thriving local community.

Leading the way on building and operating sustainable places for people to live, Botanical Place will be a whole of life, net zero carbon development.

Add this to the facilities on offer and the benefits of community living, this all combines to create a unique 'lifestyle' environment.



## Features

- Occupiers sought who will provide needed amenities to the community.
- Prominent location opposite Waitrose and close to West Byfleet Station.
- Communal car parking for visitors (pay and display).
- Attractive shop fronts.
- Central Square good for outside seating.
- Large residential community on site.

## Target Occupiers

We are specifically targeting commercial occupiers, who would contribute to creating a vibrant community hub for the residents of West Byfleet, including those who reside in the development.

We are inviting interest from occupiers including retailers, food providers, leisure operators.

We are also interested in any party that can demonstrate that their representation within the scheme, will benefit the community we are creating.



## Location

West Byfleet is a village in Surrey. Forming part of the Greater London Urban Area it lies in the stockbroker belt just outside the M25 motorway, 19 miles from Charing Cross and 8 miles from London Heathrow.

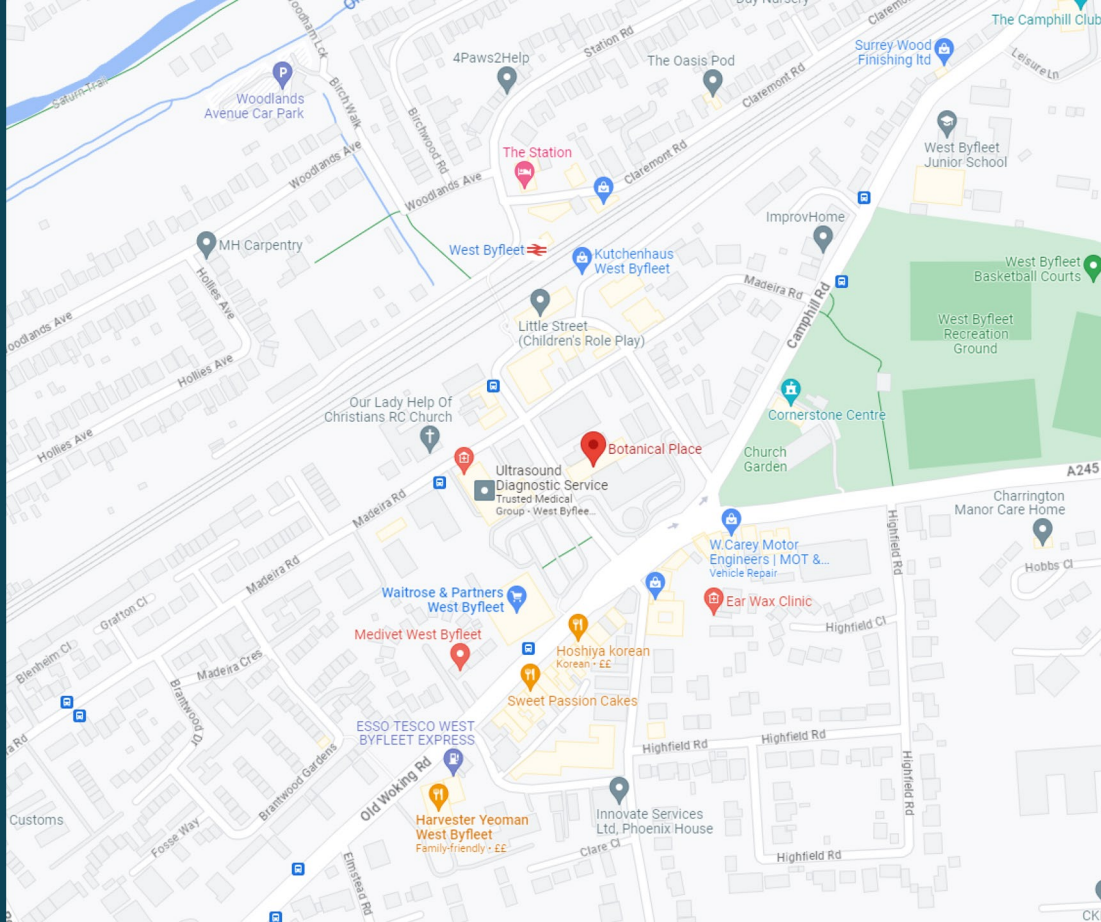
West Byfleet is an excellent transport hub with convenient commuter train services, approximately 30 minutes to Waterloo, with good local bus services and easy access to Junctions 10 and 11 of the M25. It is also within 20 minutes of Heathrow and 40 minutes of Gatwick.

The village grew up around the station which lies between Woking, Byfleet and New Haw. The village is bounded to the north by the Basingstoke Canal and to the east by the M25 and the Wey Navigation Canal.

It is considered the most desirable location of the Parish as it is within easy walking distance of West Byfleet station and is regarded as a safe and beautiful place to live.

Some 70 shops now trade offering a variety of goods, as well as services, such as hairdressing, beauty treatments, estate and employment agents.

This retail offering has made it a focal point for such services as well as for other neighbouring settlements of Pyrford, New Haw, Woodham, Byfleet and Ripley and an alternative to Woking.



## The Commercial Units

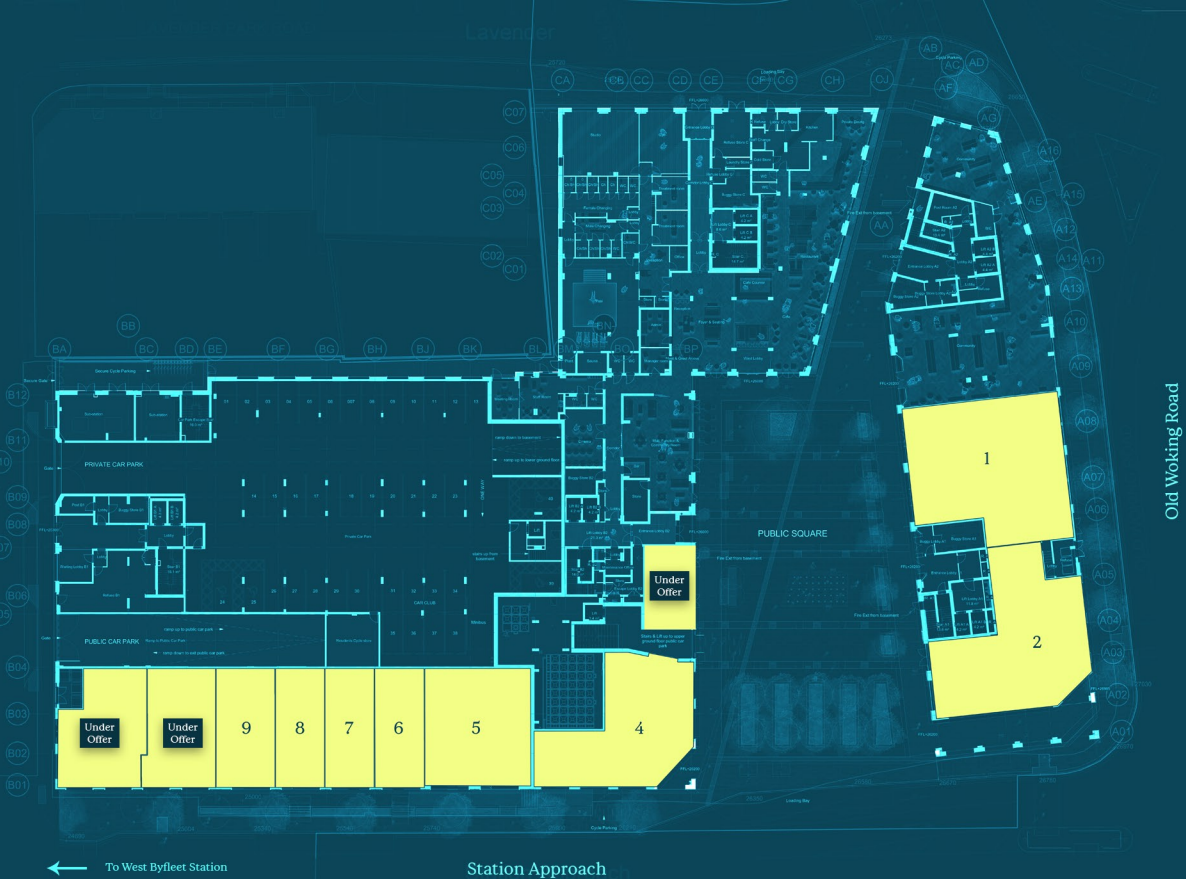
There will be 11 ground floor units provided in 3 blocks, facing either Old Woking Road or Station Approach, with some units benefiting from return frontage.

Unit sizes as follows:

Premises	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	273.2	2940.7
Unit 2	228.1	2455.2
Unit 3	46.9	504.8
Unit 4	185	1991.3
Unit 5	160.5	1727.6
Unit 6	76.3	821.3
Unit 7	74.1	797.6
Unit 8	73.9	795.5
Unit 9	88.8	955.8
Unit 10	103.5	1114.1
Unit 11	114.2	1229.2

## Specification

All units will be fitted with attractive glazed shop fronts and will be provided in shell condition with capped off services ready for tenants' fit-out.



## Leases

New leases with minimum terms 10 years to be granted, to be held outside the security provisions of the Landlord and Tenant Act 1954-Part 2.

## Rents

Upon application. All rents quoted will be exclusive of rates, service charges, landlords insurance & VAT.

## Rates & Service Charges

To be confirmed.

## Handover

December 2024

## Legal Costs

Each party to bear their own.

## Inspections & Further Information

Please contact sole letting agents Forty Group.

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