

COMMERCIAL PROPERTY

TOWN CENTRE OFFICE SUITES WITH ON-SITE PARKING

TO LET – All Inclusive Terms

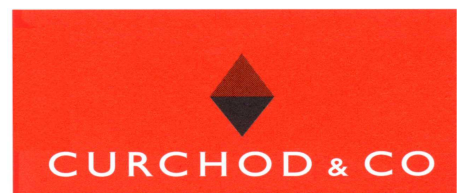
562 - 628 sq ft (52.16 – 58.32 sq m)



SECOND FLOOR, 10 CHURCH STREET, WEYBRIDGE, SURREY, KT13 8DX

Telephone: 01932 823614 Fax: 01932 854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Terms: (subject to contract)												
<p>The premises are situated on Church Street above The Designer Fabric Warehouse. Weybridge has attracted a number of national and multi – national companies such as Toshiba, IBM, Sony, Proctor & Gamble and Mercedes Benz World. It benefits from excellent road networks with the town being two miles from junction 11 of the M25 at Chertsey and the A3 is four miles distance at the Cobham junction. This in turn gives easy access to the national motorway network, Heathrow and Gatwick Airports. Weybridge also benefits from a main line station providing a fast and frequent service to London Waterloo that takes approximately 30 minutes.</p>	<p>The suites are currently available via short term flexible license agreements, termination subject to 3 months prior written notice.</p>												
	<p>Rent:</p> <p>The suites are available by way of all inclusive rents as follows:</p> <table border="0"> <tr> <td>Suite 1</td> <td>£13,150 per annum inclusive</td> </tr> <tr> <td>Suite 3</td> <td>£14,460 per annum inclusive</td> </tr> </table>	Suite 1	£13,150 per annum inclusive	Suite 3	£14,460 per annum inclusive								
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Description:	Legal Costs / VAT:												
<p>The office suites are situated on the 2nd floor and consist of three small open plan suites that are newly constructed from the previous single open plan floor. One of the suites has already been pre-let awaiting completion of the building works. The building works have been specified to a high standard to include newly fitted communal separate male and female WC's and a shared kitchen, the office space benefits from new suspended ceilings and lighting, new carpets, perimeter trunking and central heating.</p>	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>												
Accommodation available:	Viewing & Further Information:												
<p>The property has been measured on the basis of net internal areas and the approximate floor areas are as follows:-</p> <table border="1"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> <th>parking</th> </tr> </thead> <tbody> <tr> <td>Suite 1</td> <td>562</td> <td>52.16</td> <td>2 spaces</td> </tr> <tr> <td>Suite 3</td> <td>628</td> <td>58.32</td> <td>2 spaces</td> </tr> </tbody> </table>		sq ft	sq m	parking	Suite 1	562	52.16	2 spaces	Suite 3	628	58.32	2 spaces	<p>Strictly by appointment through sole agents.</p> <div data-bbox="922 1554 1398 1861" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p>dgawne@curchodandco.com rnewsam@curchodandco.com</p>
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