

COMMERCIAL PROPERTY

# FIRST FLOOR OFFICES

## TO LET

582 sq ft to 1,457 sq ft

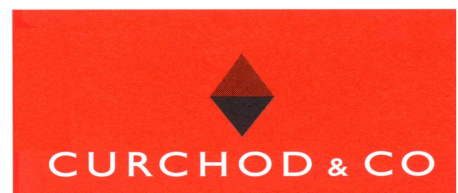


**111 QUEENS ROAD, WEYBRIDGE, SURREY,  
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Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only 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

<p><b>Location:</b></p>	<p><b>Terms: (Subject to Contract)</b></p>												
<p>The premises are located in a prominent position on Queens Road, which is a short walk from Weybridge Town Centre. The railway station is approximately 15 minutes from the Town Centre providing a fast and frequent service to London Waterloo (approximately 30 minutes).</p> <p>Weybridge is an established commercial and office location attracting many national and international companies being within 3 miles of Junction 11 (M25) at Chertsey and 3.5 miles of the A3 at Cobham which joins the M25 at Junction 10.</p>	<p>The premises are available as a whole or separately on a new Full Repairing and Insuring Lease for a term to be agreed.</p> <p><b>Rent:</b></p> <p>Rent £3,200 per month inclusive of rates and service charge, exclusive of power.</p>												
<p><b>Description:</b></p>	<p><b>Legal Costs / VAT:</b></p>												
<p>The available accommodation is situated on the First Floor and benefits from separate access off High Pines Close. The offices are split into two suites to the front and rear of the building. The front suite consists of mainly cellular accommodation to provide five separate offices in its current layout. The rear suite is newly constructed and benefits from an open plan layout. The suites enjoy the shared facilities in the communal areas to include good quality male and female WC's and a kitchenette.</p>	<p>Each party to pay their legal costs plus VAT.</p> <p>All prices are quoted exclusive of VAT which may be charged.</p>												
<p><b>Floor areas:</b></p>	<p><b>Viewing &amp; Further Information:</b></p>												
<p>The property has been measured on the basis of net internal basis and provides the following floor areas:-</p> <table border="1" data-bbox="137 1512 810 1944"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Front Suite</td> <td>875</td> <td>81.27</td> </tr> <tr> <td>Rear Suite</td> <td>582</td> <td>54.09</td> </tr> <tr> <td><b>Total</b></td> <td><b>1,457</b></td> <td><b>135.36</b></td> </tr> </tbody> </table>		sq ft	sq m	Front Suite	875	81.27	Rear Suite	582	54.09	<b>Total</b>	<b>1,457</b>	<b>135.36</b>	<p>Strictly by prior appointment through sole agents Curchod &amp; Co.</p> <div data-bbox="951 1532 1393 1818" data-label="Image"> </div> <p>rnewsam@curchodandco.com  dgawne@curchodandco.com  ioswin@curchodandco.com</p>
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