

COMMERCIAL PROPERTY

FIRST FLOOR OFFICE SUITE WITH ON-SITE PARKING

TO LET

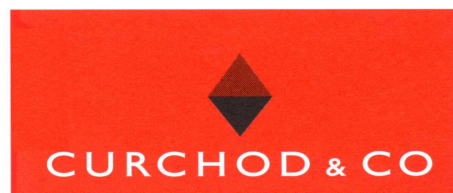
1,495 SQ FT (138.9 SQ M)



CLIVE HOUSE

12-18 QUEENS ROAD, WEYBRIDGE, SURREY, KT13 9XB

Telephone: 01932 823614 Fax: 01932854370



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

The Premises:	Terms: (Subject to Contract)																
<p>The suite is on the first floor with a very pleasant outlook over Queens Road forming part of a striking building in the Bauhaus style built in the 1970's and latterly refurbished. Currently the suite is divided into 7 offices by demountable part-glazed partitioning with a secure store but the layout could be rearranged. The suite is carpeted, centrally heated and comfort cooled with an intruder alarm and swipe card entry to the secure car park and building. CCTV and 3 spaces.</p>	<p>A term by negotiation outside of the renewal provisions of part II of the Landlord and Tenant Act 1954.</p>																
	Rent:																
	£19 per sq ft per annum exclusive.																
	Legal Costs / VAT:																
	Each party to bear their own legal costs. Prices quoted exclusive of VAT which will be charged.																
Location:	Rates:																
<p>Queens Road is the A317 and affords ready access to the M25 and A3 and represents a particularly attractive working environment benefiting from an excellent selection of convenience stores, Tesco Express, quality specialist shops, restaurants, bars and public houses.</p> <p>Weybridge town centre is a short stroll and the railway station is a 15 minute walk providing a fast and frequent service to London Waterloo. (approximately 30 minutes)</p>	<p>The suite will either be re-valued by the local authority or apportioned by the landlord on a pro rata basis as a percentage of the total.</p>																
	Service Charge:																
	<p>Charged quarterly with the rent at £4 per sq ft per annum. The services are comprehensive and cover heating, lighting, monthly window cleaning inside and out, cleaning of common parts, security alarm provision, CCTV & swipe cards, maintenance of exterior, external lighting, fire alarms and smoke detectors. Building insurance is also covered.</p>																
Accommodation:	Viewing & Further Information:																
<p>The property has been measured on the basis of net internal areas and the approximate dimensions are as follows:-</p> <table border="1" data-bbox="86 1554 743 1886"> <thead> <tr> <th></th> <th>sq ft</th> <th>m²</th> <th>Parking spaces</th> </tr> </thead> <tbody> <tr> <td>Offices</td> <td>1,452</td> <td>134.9</td> <td>3</td> </tr> <tr> <td>Kitchen</td> <td>43</td> <td>4</td> <td></td> </tr> <tr> <td>Total</td> <td>1,495</td> <td>138.9</td> <td></td> </tr> </tbody> </table>		sq ft	m ²	Parking spaces	Offices	1,452	134.9	3	Kitchen	43	4		Total	1,495	138.9		<p>Strictly by prior appointment through joint agents Curchod & Co and Eves Commercial.</p> <div data-bbox="938 1514 1292 1729" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> </div> <div data-bbox="839 1778 1391 1912" style="text-align: center;"> <p>evescommercial</p> <p>Tel: 01932 828 268</p> </div>
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