

COMMERCIAL PROPERTY

SELF-CONTAINED OFFICE SUITE WITH ON-SITE PARKING

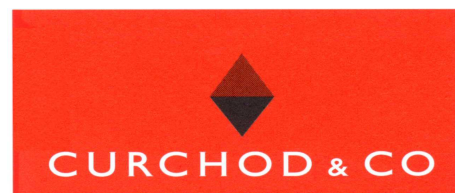
TO LET

2,152 sq ft (199.9 sq m)



**FIRST FLOOR, 13-15 HIGH STREET,
WEYBRIDGE, SURREY, KT13 8AX**

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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 the High Street above WHSmith. Weybridge has attracted a number of national and multi – national companies such as Toshiba, IBM, Gallahers, Sony, Proctor & Gamble and the newly opened Mercedes Benz World.</p> <p>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 and Heathrow and Gatwick Airports.</p> <p>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 suite is currently available by way of a new fully repairing and insuring lease for a minimum term of 5 years.</p> <p>Rent:</p> <p>The office suite is available at £19.50 per sq ft payable quarterly in advance subject to reviews every fifth year.</p> <p>Rates:</p> <table data-bbox="810 786 1541 943"> <tr> <td>Rateable Value</td> <td>£32,250</td> </tr> <tr> <td>Rates Payable</td> <td>£15,641.25 pa</td> </tr> <tr> <td colspan="2">UBR: 48.5p in the £ (2009/2010)</td> </tr> </table>	Rateable Value	£32,250	Rates Payable	£15,641.25 pa	UBR: 48.5p in the £ (2009/2010)			
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Description:	Legal Costs / VAT:								
<p>The Office suite is arranged on the 1st floor and benefits from a large open plan office, four small partitioned offices and a small kitchen. The suite has gas central heating, comfort cooling, suspended ceilings, wall trunking and a passenger lift in the stairwell. There are male WC's on the first floor lobby and Female WC's on the second floor lobby.</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 dimensions are as follows:-</p> <table data-bbox="124 1637 783 1794"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> <th>parking</th> </tr> </thead> <tbody> <tr> <td>1st Floor offices</td> <td>2,152</td> <td>199.9</td> <td>3 spaces</td> </tr> </tbody> </table>		sq ft	sq m	parking	1 st Floor offices	2,152	199.9	3 spaces	<p>Strictly by appointment through sole agents.</p> <div data-bbox="922 1509 1422 1832" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p data-bbox="986 1854 1353 1912"> dgawne@curchodandco.com rnewsam@curchodandco.com </p>
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