

COMMERCIAL PROPERTY

SELF-CONTAINED OFFICE SUITE WITH ON-SITE PARKING

TO LET

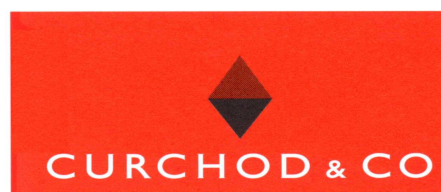
1,535 sq ft (142.60 sq m)




FIRST FLOOR 18-22 BAKER STREET WEYBRIDGE, SURREY, KT13 8AU

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

Location:	Terms: (Subject to Contract)								
<p>The property is situated on Baker Street which is at the junction of Church Street with High Street. Baker street runs parallel to Weybridge High Street, which is only a short walk away. The Town centre provides a wide range of shopping and local amenities.</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>Weybridge mainline station provides a fast and frequent service to London Waterloo. (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>£18.50 per sq ft per annum exclusive, payable quarterly in advance subject to review every fifth year.</p> <p>Rates:</p> <table data-bbox="802 763 1538 913"> <tr> <td>Rateable Value</td> <td>£17,250</td> </tr> <tr> <td>Rates Payable</td> <td>£8,366.25 pa</td> </tr> <tr> <td colspan="2">UBR: 48.5p in the £ (2009/10)</td> </tr> </table>	Rateable Value	£17,250	Rates Payable	£8,366.25 pa	UBR: 48.5p in the £ (2009/10)			
Rateable Value	£17,250								
Rates Payable	£8,366.25 pa								
UBR: 48.5p in the £ (2009/10)									
The Premises:	Legal Costs / VAT:								
<p>The office comprises of a self-contained suite at first floor level. The access is gained via a shared stairwell from Baker Street. There are male WC's situated on the first floor and female WC's on the second floor with parking at the rear.</p> <p>The office suite contains gas fired central heating, suspended ceilings, perimeter grid trunking, glazed partitions, kitchen and on site parking.</p> <p>Accommodation:</p> <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 1585 802 1720"> <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>1,535</td> <td>142.60</td> <td>3 spaces</td> </tr> </tbody> </table>		sq ft	sq m	parking	1 st Floor offices	1,535	142.60	3 spaces	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p> <p>Viewing & Further Information:</p> <p>Strictly by appointment through sole agents.</p> <div data-bbox="922 1529 1410 1845" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p data-bbox="986 1877 1353 1935" style="text-align: center;"> dgawne@curchodandco.com rnewsam@curchodandco.com </p>
	sq ft	sq m	parking						
1 st Floor offices	1,535	142.60	3 spaces						

SUBJECT TO CONTRACT