

COMMERCIAL PROPERTY

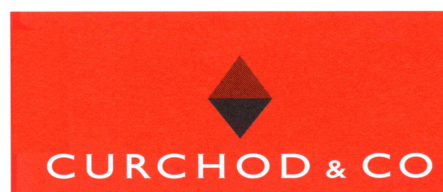
**FIRST FLOOR OFFICE SUITE
WITH ON-SITE PARKING
TO LET
730 SQ FT (67.81 SQ M)**




**SUITE 5, THE MONUMENT,
45-47 MONUMENT HILL, WEYBRIDGE,
SURREY, KT13 8RN**

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 Monument occupies a prime position on Monument Hill, the principal thoroughfare of Weybridge Town Centre leading into the High Street.</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 premises are available on new full repairing and insuring lease for a minimum term of 5 years. If in excess of 5 years then subject to an upward only rent review at the end of every fifth year.</p> <p>Rent:</p> <p>£16,000 per annum exclusive.</p> <p>Rates:</p> <p>Rateable Value: £11,750 Rates Payable: £5,428.5 pa UBR: £0.462 (2008/09)</p>								
The Premises:	Legal Costs / VAT:								
<p>The office comprises of a modern self-contained suite at first floor level. The access is gained via Monument Hill with access to the on site parking to the rear on Baker Street.</p> <p>The suites amenities include: Comfort cooling/heating, Suspended ceilings, Perimeter trunking, Fire alarm system, WC, Kitchenette, Double glazed windows and a Passenger lift.</p>	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</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="87 1624 742 1825"> <thead> <tr> <th></th> <th>sq ft</th> <th>m²</th> <th>parking spaces</th> </tr> </thead> <tbody> <tr> <td>1st Floor office</td> <td>730</td> <td>67.81</td> <td>2</td> </tr> </tbody> </table>		sq ft	m ²	parking spaces	1 st Floor office	730	67.81	2	<p>Strictly by prior appointment through sole agents Curchod & Co contact Ian Oswin or Dave Gawne.</p> <div data-bbox="981 1579 1236 1736" style="text-align: center;">  01932 823614 </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com</p>
	sq ft	m ²	parking spaces						
1 st Floor office	730	67.81	2						

SUBJECT TO CONTRACT