

COMMERCIAL PROPERTY

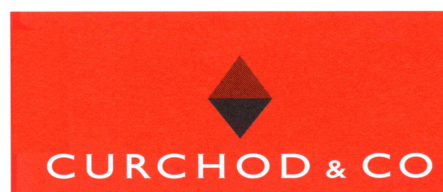
**FIRST FLOOR OFFICE SUITE  
WITH ON-SITE PARKING  
TO LET  
1,204 SQ FT (111.85 SQ M)**




**SUITE 6, 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

<b>Location:</b>	<b>Terms: (Subject to Contract)</b>								
<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><b>Rent:</b></p> <p>£26,500 per annum exclusive.</p> <p><b>Rates:</b></p> <table data-bbox="815 763 1527 936"> <tr> <td>Rateable Value:</td> <td>£19,750</td> </tr> <tr> <td>Rates Payable:</td> <td>£9,124.5 pa</td> </tr> <tr> <td colspan="2">UBR: £0.462 (2008/09)</td> </tr> </table>	Rateable Value:	£19,750	Rates Payable:	£9,124.5 pa	UBR: £0.462 (2008/09)			
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<b>The Premises:</b>	<b>Legal Costs / VAT:</b>								
<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>								
<b>Accommodation:</b>	<b>Viewing &amp; Further Information:</b>								
<p>The property has been measured on the basis of net internal areas and the approximate dimensions are as follows:-</p> <table data-bbox="137 1688 810 1948"> <thead> <tr> <th></th> <th>sq ft</th> <th>m<sup>2</sup></th> <th>parking spaces</th> </tr> </thead> <tbody> <tr> <td>1<sup>st</sup> Floor office</td> <td>1,204</td> <td>111.85</td> <td>4</td> </tr> </tbody> </table>		sq ft	m <sup>2</sup>	parking spaces	1 <sup>st</sup> Floor office	1,204	111.85	4	<p>Strictly by prior appointment through sole agents Curchod &amp; Co contact Ian Oswin or Dave Gawne.</p> <div data-bbox="1007 1659 1321 1850" style="text-align: center;">  <p><b>01932 823614</b></p> </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com</p>
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**SUBJECT TO CONTRACT**