

COMMERCIAL PROPERTY

REFURBISHED OFFICE SUITE TO LET

AREA A2 & A3 2,059 sq ft (191.27 sq m)




**50 - 68 HIGH STREET, WEYBRIDGE,
SURREY, KT13 8BL**

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 premises are situated on the High Street above Waitrose supermarket and next to the Ship Hotel. Weybridge has attracted a number of national and multi – national companies such as Toshiba, IBM, Gallahers, Sony, Proctor & Gamble and the newly opened Mezadies Benz World. The town benefits from excellent road networks being two miles from junction 11 of the M25 at Chertsey and the A3 is four miles distant at the Cobham junction. This in turn gives easy access to the national motorway network and Heathrow and Gatwick Airports. 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 offices are available by the way of a new fully repairing and insuring lease for a term to be agreed.</p>						
	Rent:						
	<p>The office suite is available at £17 per sq ft per annum payable quarterly in advance subject to upward only rent reviews every fifth year.</p>						
Description:	Rates:						
<p>The offices are situated on the 1st floor but benefit from a ground floor reception area with porter to direct visitors. The suite offers the following amenities:</p> <ul style="list-style-type: none"> ▪ New carpets ▪ gas central heating ▪ comfort cooling ▪ Suspended ceilings ▪ Wall trunking ▪ Male & female WCs ▪ Security alarms and wall trunking. ▪ Ground floor reception and a lift. 	<p>Upon Application.</p> <p>Legal Costs / VAT:</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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">sq ft</th> <th style="text-align: center;">sq m</th> </tr> </thead> <tbody> <tr> <td style="border-top: 1px solid black;">First Floor Offices</td> <td style="text-align: center;">2,059</td> <td style="text-align: center;">191.27</td> </tr> </tbody> </table>		sq ft	sq m	First Floor Offices	2,059	191.27	<p>Strictly by prior appointment through sole agents Curchod & Co contact Ian Oswin or David Gawne.</p> <div style="text-align: center;">  <p>CURCHOD & CO 01932 823614 www.curchodandco.com</p> <p>ioswin@curchodandco.com dgawne@curchodandco.com</p> </div>
	sq ft	sq m					
First Floor Offices	2,059	191.27					

SUBJECT TO CONTRACT