

COMMERCIAL PROPERTY

FIRST FLOOR OFFICE SUITE WITH ON-SITE PARKING

TO LET

1,045 SQ FT (97.08 SQ M)

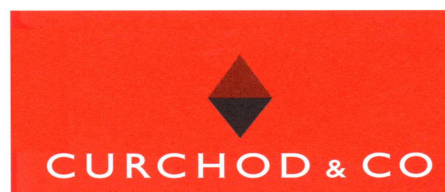


CLIVE HOUSE


12-18 QUEENS ROAD, WEYBRIDGE, SURREY, KT13 9XB

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

<p>The Premises:</p> <p>The suite is on the first floor forming part of a striking building in the Bauhaus style built in the 1970's and latterly refurbished. Currently the suite is divided into four offices by demountable part-glazed partitioning but the layout could be rearranged. The suite is carpeted, centrally heated and comfort cooled with an intruder alarm and swipe card entry to the secure car park and building. The building benefits from a CCTV system and the suite has 3 dedicated parking spaces in the private car park to the rear.</p>	<p>Terms: (Subject to Contract)</p> <p>For a term to be agreed outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 (part II) as amended.</p> <p>Rent:</p> <p>£17.50 per sq ft per annum exclusive.</p> <p>Legal Costs / VAT:</p> <p>Each party to bear their own legal costs. Prices quoted exclusive of VAT which will be charged.</p>																
<p>Location:</p> <p>Queens Road is the A317 and affords ready access to the M25 and A3 and represents a particularly attractive working environment benefiting from an excellent selection of convenience stores, Tesco Express, quality specialist shops, restaurants, bars and public houses.</p> <p>Weybridge town centre is a short stroll and the railway station is a 15 minute walk providing a fast and frequent service to London Waterloo. (approximately 30 minutes)</p>	<p>Rates:</p> <p>The suite is apportioned by the landlord on a pro rata basis as a percentage of the total and currently attracts £5.45 per sq ft payable.</p> <p>Service Charge:</p> <p>Charged quarterly with the rent at £6 per sq ft per annum. The services are comprehensive and cover heating, lighting, monthly window cleaning inside and out, cleaning of common parts, security alarm provision, CCTV & swipe cards, maintenance of exterior, external lighting, fire alarms and smoke detectors. Building insurance is also covered.</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 border="1" data-bbox="97 1568 774 1951"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> <th>Parking spaces</th> </tr> </thead> <tbody> <tr> <td>Offices</td> <td>1,029</td> <td>95.60</td> <td>3</td> </tr> <tr> <td>Kitchen</td> <td>16</td> <td>1.48</td> <td></td> </tr> <tr> <td>Total</td> <td>1,045</td> <td>97.08</td> <td></td> </tr> </tbody> </table>		sq ft	sq m	Parking spaces	Offices	1,029	95.60	3	Kitchen	16	1.48		Total	1,045	97.08		<p>Viewing & Further Information:</p> <p>Strictly by prior appointment through sole agents Curchod & Co.</p> <div data-bbox="874 1529 1385 1832" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p style="text-align: center;"> dgawne@curchodandco.com rnewsam@curchodandco.com </p>
	sq ft	sq m	Parking spaces														
Offices	1,029	95.60	3														
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SUBJECT TO CONTRACT

Energy Performance Certificate

Non-Domestic Building



Clive House
12-18 Queens Road
WEYBRIDGE
KT13 9XB

Certificate Reference Number:
0280-7032-0381-6890-2014

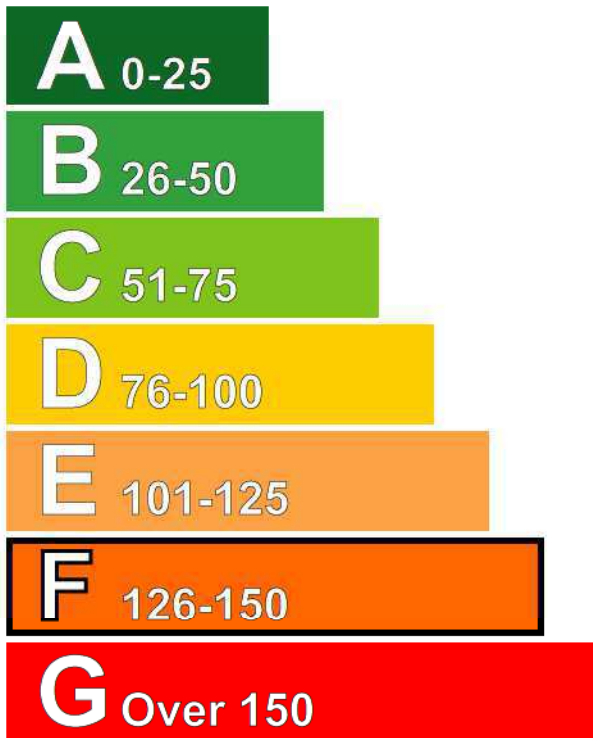
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **148** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 1622
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

56 If newly built
124 If typical of the existing stock