

GROUND FLOOR OFFICE SUITE WITH ON-SITE PARKING - TO LET



**Clive House, 12-18 Queens Road, Weybridge,
Surrey, KT13 9XB**

1,195 sq ft (110.98 sq m)

Telephone: 01932 823610

Fax: 01932 854370

www.curchodandco.com



Location:

The premises are situated on Queens Road (A317) which provides easy access to the M25, A3 and in turn the national motorway network as well as Heathrow and Gatwick international airports. Queens Road is an attractive location with local occupiers such as : Café Rouge, Tesco Express, Carphone Warehouse and many local retailers. The town centre is a short distance and Weybridge railway station is a 15 minutes walk providing a fast and frequent service to London Waterloo. (approx. 30 mins)

Description:

The suite is on the ground floor at the front of the building and forms part of a striking building in the Bauhaus style built in the 1970's and latterly refurbished. The suite is open plan and benefits from shared WC and kitchen facilities. The suite is centrally heated and has an intruder alarm with swipe card entry and entrances to the front and rear. There are three dedicated parking spaces at the rear and the building benefits from CCTV.

Legal Costs/VAT:

Each party to bear their own legal costs. Prices quoted exclusive of VAT which will be charged.

Accommodation:

The property has been measured on the basis of net internal areas and the approximate floor areas are as follows:-

	sq ft	sq m
Offices	1,195	110.98

Terms: (Subject to Contract)

The premises are available for a term to be agreed outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 (part II) as amended.

Rent:

£16.50 per sq ft per annum exclusive.

Rates:

The suite is apportioned by the landlord on a pro rata basis as a percentage of the total and currently attracts approximately £5.45 per sq ft payable.

Service Charge:

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.

Viewing & Information:

Strictly by appointment with sole agents Curchod & Co.

Contact::

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SUBJECT TO CONTRACT

April 2012

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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

Energy Performance Certificate

Non-Domestic Building



Clive House
12-18 Queens Road
WEYBRIDGE
KT13 9XB

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

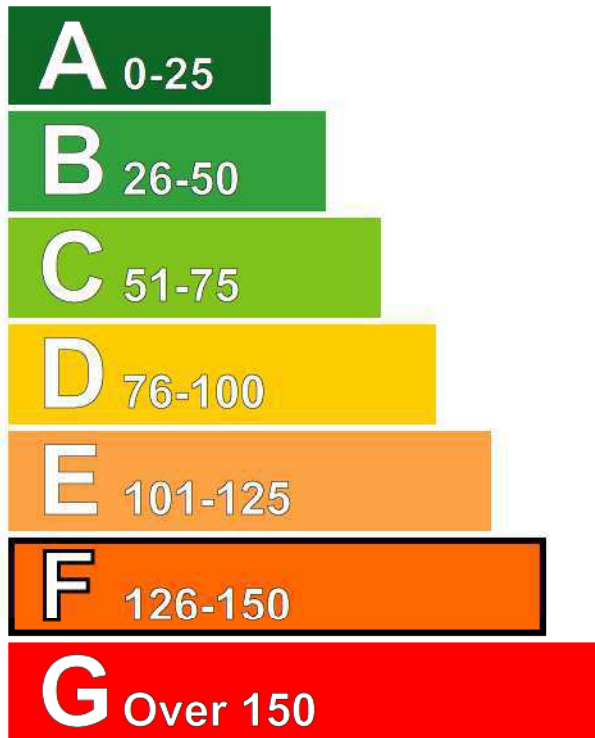
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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