

COMMERCIAL PROPERTY



OFFICE/STUDIO SPACE TO LET ON FLEXIBLE TERMS



**Rear of 45 Baker Street, Weybridge,
Surrey, KT13 8AE**

Telephone: 01932 823610

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www.curchodandco.com



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:

The property is situated to the rear of 43-45 Baker Street which is accessed via Parkside Court.. Baker street runs parallel to Weybridge High Street, which is only a short walk away. The Town centre provides a wide range of shopping and local amenities.

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.

Weybridge mainline station provides a fast and frequent service to London Waterloo. (approximately 30 minutes)

Description:

The premises comprise of office/studio space arranged over the ground and first floor. Consideration would be given to splitting the building into smaller areas.

Accommodation:

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

	sq ft	sq m
Ground Floor	965	89.62
First Floor	1,237	114.87
Total	2,202	204.49

Terms: (Subject to Contract)

The offices are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent:

£15 per sq ft per annum exclusive, payable quarterly in advance.

Legal Costs/VAT:

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

Rates:

To be assessed.

Viewing & Information:

Strictly by appointment through sole agents Curchod & Co LLP.

Contact:

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SUBJECT TO CONTRACT

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