

# Fully Refurbished WEYBRIDGE MODERN REFURBISHED OFFICE SUITES - WITH PARKING

2,203 - 5,817 sq ft (205 - 540 sq m)



**68 High Street, Weybridge, Surrey KT13 8BL**

## To Let

- Self-contained office suites.
- Fully refurbished.
- Comfort cooling.
- On-site car parking.

www.hurstwarne.co.uk



## Location

The premises are located approximately 16 miles South West of Central London within Weybridge Town Centre. J11 of the M25 is approximately 2.5 miles distant and J10 of the M25, which can be reached via the A3 is approximately 3 miles distant.

Weybridge Mainline Railway Station provides frequent train services to London Waterloo (approximate journey time 30 minutes).

The High Street provides a wide range of shopping and local amenities.

## Description

The premises comprise a self-contained purpose built office building over ground, first and second floors. There is a large car park to the rear. There are currently two suites available, both of which have been fully refurbished to a high standard.

### Amenities:

- Self-contained office suites.
- Perimeter cable trunking.
- Comfort cooling.
- On-site car parking.
- Gas fired central heating.
- Suspended ceilings with recessed lighting.
- Fully refurbished.

## Accommodation:

1st Floor Suite (Area A2 & A3)	2,203 sq ft (204.67 sq m)	4 car parking spaces
2nd Floor Suite (Area C)	3,614 sq ft (335.70 sq m)	7 car parking spaces
<b>Total</b>	<b>5,817 sq ft (540.37 sq m)</b>	<b>11 car parking spaces</b>

## Lease

The premises are available on a new effective fully repairing and insuring lease directly from the landlord on terms to be agreed.

## Annual Rental

£20 per sq ft per annum, exclusive. The annual rental will be payable quarterly in advance and will be subject to VAT, if applicable.

## Service Charge

The landlord levies a service charge with regard to the upkeep and running of the building. Further information from the agent.

## Business Rate

Further information from the agent.

## Legal Costs

Each party to bear their own legal costs with regard to the proposed transaction.

## Viewing and further information contact:

Strictly by appointment with the joint sole letting agents:

Ian Oswin	Nic Pocknall
Curchod & Co	Hurst Warne
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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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