

Now Refurbished
WEYBRIDGE
MODERN SELF CONTAINED
OFFICE BUILDING - WITH PARKING

2,456 sq ft (228 sq m)



Unit 4, St Martin's Court, Queens Road, Weybridge KT13 9UU

To Let

- Self contained office building.
- Close to Weybridge town centre.
- 10 onsite car parking spaces.
- Suspended ceilings with recessed lighting.

www.hurstwarne.co.uk

Regulated by RICS



Location

Weybridge is located approximately 18 miles south-west of central London and within approximately 3 miles of junction 10 of the M25 via the A3. Weybridge mainline railway station is approximately 3 minutes drive and provides a good train service to London at Waterloo (fastest journey time approximately 30 minutes).

St Martin's Court is located within walking distance of Weybridge town centre and is adjacent to the Queens Road shopping area which provides a wide range of shopping and local amenities.

Description

The premises comprise a modern purpose built self contained office building believed to have been constructed in approximately 1989 with brick elevations under a pitched tiled roof.

The accommodation is arranged over ground and two upper floors and benefits from suspended ceilings with recessed lighting, carpet tiles, gas fired central heating, double glazing and WC facilities on each floor. The current tenant has inserted partial air cooling which is likely to be left in situ.

Accommodation:

Ground floor	780 sq ft	(72.45 sq m)
First floor	770 sq ft	(71.55 sq m)
Second floor	906 sq ft	(84.14 sq m)
Total	2,456 sq ft	(228.14 sq m)

The property benefits from 10 on site car parking spaces within a secure landscaped courtyard. Please note that there is a free Local Authority car park to the rear of the premises.

Terms

The premises are available by way of an assignment of the existing full repairing and insuring lease expiring in January 2014. Alternatively, the premises may be available on a new sublease on terms to be agreed.

Annual Rental

£49,200 per annum, exclusive.

Service Charge

We believe that there is a service charge levied on the accommodation with regard to the maintenance and upkeep of the communal areas. Further details from the agent.

Business Rate

Description:	Office & Premises
2005 Rateable Value:	£32,500
Uniform Business Rate:	£0.444 (expiring 31/03/08)
Rates Payable:	£14,430 per annum

Legal Costs

Each party to bear their own legal costs.

Viewing and further information contact:

Strictly by appointment with the sole letting agents:

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