

WEYBRIDGE Town Centre New Two Storey Office Buildings

From 615 Sq Ft (57.3 Sq m) to 2,460 Sq Ft (229.2 Sq m)

www.hurstwarne.co.uk

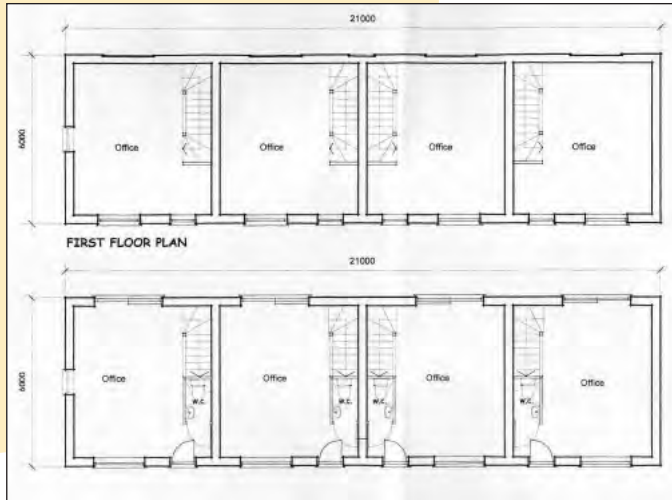


The Mews, 20/20A Church Street, Weybridge, Surrey KT12 8DX

FOR SALE/TO LET

- Town centre.
- New build.
- Fully self-contained.
- Range of internal features.

Regulated by RICS



Location

The properties lie in the centre of Weybridge at the junction of Church Street and the High Street. Immediately to the west is Weybridge Hospital, and to the east the main part of the High Street. The property is well located close to the large town centre public car park (rear of the library opposite).

The town centre amenities are within easy walking distance, with nearby occupiers including Laura Ashley, Starbucks, Barclays Bank, The Post Office and Lloyds Bank. Weybridge railway station with links to London Waterloo is approximately one mile from the property. There are good onward road links to the A3/M25/M3.

Description

The premises comprise a terrace of 4 new mews office buildings (currently nearing completion), set back from Church Street and approached via a paved and brick pathway. Individual buildings are of brick elevations under a pitched tiled roof. Each building is totally self-contained and will incorporate upon completion of a range of facilities including:

- Front door entrance.
- Kitchenette.
- Double glazed windows.
- Range of feature lighting.
- WC.
- Floor covering/carpeting.
- Amenity area to the rear.
- Perimeter trunking.

Size/Availability

	Size	Freehold Price	Leasehold Price
Unit 1	615 sq ft (57.3 sq m)	£250,000	£15,000 p.a.x.
Unit 2	615 sq ft (57.3 sq m)	£250,000	£15,000 p.a.x.
Unit 3	615 sq ft (57.3 sq m)	£250,000	£15,000 p.a.x.
Unit 4	615 sq ft (57.3 sq m)	£250,000	£15,000 p.a.x.

All areas measured on a gross internal basis (GIA).

As stated above the units are available either freehold for sale or on new leases for a term to be agreed (further details upon request).

Viewing & Further Information

Strictly by appointment with the sole letting agents:

Nick Smith
nick@hurstwarne.co.uk
 01372 360190
 07770 416220

Nic Pocknall
nic@hurstwarne.co.uk
 01372 360190
 07770 416219



7579_HW_LHEAD/KT12 8DX/01/09

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

323 Kingston Road, Leatherhead, Surrey KT22 7TU
 T 01372 360190 F 01372 360211
 E leatherhead@hurstwarne.co.uk

161 Fleet Road, Fleet, Hampshire GU51 3PD
 T 01252 816061 F 01252 816062
 E fleet@hurstwarne.co.uk

Abbey House, 25 Clarendon Road, Redhill, Surrey RH1 1QZ
 T 01737 852222 F 01737 852101
 E redhill@hurstwarne.co.uk