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Commercial Property Consultants

WEYBRIDGE SELF CONTAINED OFFICE BUILDING

1,970 sq ft (183 sq m)

www.hurstwarne.co.uk



Unit 2 Trinity Place, 29 Thames Street, Weybridge, Surrey KT13 8JG

TO LET

- Self contained building.
- 5 minutes walk from Weybridge town centre.
- 7 onsite car parking spaces.
- Good natural light.

Regulated by RICS



RICS

TELEPHONE 01372 360190

Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

The premises are well located approximately 16 miles south-west of central London. Junction 11 of the M25 is approximately 2 miles distant and Junction 10 of the M25, which can be reached via the A3, is approximately 3 miles distant.

Trinity Place is prominently situated on Thames Street which is within a 5 minute walk of Weybridge town centre which provides a wide range of shopping and local amenities. Weybridge mainline railway station provides frequent train services to London Waterloo (fastest journey time 29 minutes).

Description

Unit 2 Trinity Place provides a self contained mid terraced office building believed to have been constructed in approximately 1989. The accommodation is arranged over ground and first floors.

Amenities

- Self contained building
- 5 minutes walk from Weybridge town centre
- Good natural light
- Perimeter and grid floor trunking
- Gas fired central heating
- Double glazed windows
- 7 onsite car parking spaces (possibly 8)

Accommodation

We note the following approximate net internal floor areas:

Ground Floor	946 sq ft	(87.89 sq m)
First Floor	1,024 sq ft	(95.49 sq m)
Total	1,970 sq ft	(183.38 sq m)

NB. CAD and PDF plans can be downloaded from our website at: www.hurstwarne.co.uk

Lease

The premises are available by way of a new fully repairing and insuring lease (subject to the service charge provisions) for a term expiring in February 2016, less an appropriate reversionary period.

The lease will be contracted outside of the security of tenure and compensation provisions of the 1954 Landlord & Tenant Act, Part II, as amended.

Annual Rental

£39,500, exclusive.

The annual rental will be subject to VAT and will be paid quarterly in advance.

Business Rates

From internet enquiry only, we note the following business rate assessment:

2010 Rateable Value:	£23,250
Uniform Business Rate:	£0.414 (expiring 31/03/2011)
Rates Payable:	£9,626 per annum (£4.89 per sq ft), approximately

Service Charge

The landlord maintains the roof, foundations and all structural parts of the building which is recharged via a service charge.

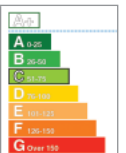
Viewing & Further Information

Strictly by prior appointment through the sole selling agents:

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For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website
www.hurstwarne.co.uk



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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

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