

PROPERTY PARTICULARS

**TOWN CENTRE OFFICES TO LET
SUITES OF 487, 645 & 3,737 SQ FT**



58-60 HIGH STREET

WEYBRIDGE

SURREY KT13 8BL

Regulated by RICS



LOCATION

The property is situated in a prominent High Street location to the eastern side of Weybridge. Waitrose occupy the ground floor retail unit, with office accommodation to the upper levels. The offices benefit from their locality to Weybridge High Street, with shops, restaurants and cafes within easy access.

The town benefits from excellent road networks, two miles from junction 11 of the M25 and the A3 is four miles away at the Cobham Junction. Weybridge also benefits from a mainline train station providing a fast and frequent service to London Waterloo that can take approximately 30 minutes.

DESCRIPTION

The offices are situated above Waitrose; with a self-contained, ground floor reception fronting the High Street. There are currently three suites available offering a variety of sized accommodation over the 1st and 2nd floors. The offices have the benefit of excellent natural light, suspended ceilings with integral cat II lighting, perimeter trunking, carpets, air-conditioning (in part) and car parking.

AMENITIES

*Prominent High Street location *Air conditioning (in part) *Perimeter trunking
*Modern lighting *Fully carpeted *Suspended ceilings *Car parking
*Refurbished reception area with manned front desk *Passenger lift

FLOOR AREAS (NIA)

1 st Floor (Part BI)	487 sq ft
2 nd Floor (Part F)	645 sq ft
2 nd Floor (Part C)	3,737 sq ft

TERMS & GUIDE RENT

Flexible leases terms available. £19.50 per sq ft exclusive

RATEABLE VALUE

Rateable Value 2017 – BI £9,000, F £10,250, C £51,000

SERVICE CHARGE

Further details upon request.

EPC

Energy Performance Rating: 1st Floor D, 2nd Floor E

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS (Strictly by appointment)

T: 01932 215527 or E: phil@eggerdon-holland.co.uk
Or via joint sole agents Vail Williams 0118 909 7400

