

PROPERTY PARTICULARS

FIRST FLOOR OFFICE TO LET

APPROX. 36.23 SQ M (390 SQ FT)



No. 1 THE QUADRANT CENTRE

LIMES ROAD

WEYBRIDGE KT13 8DH

Regulated by RICS



LOCATION

The property is located in Limes Road, which links to the Church Street & the High Street which is the centre of the town. Weybridge is an affluent town located 16 miles south west of Central London. Access to the M25 is available at Junction 11 (Chertsey) and Junction 10 (Wisley). Weybridge Mainline Railway Station provides a frequent train service to London Waterloo with an approximate journey time of 30 minutes. The office benefits from being situated close to a selection of shopping, restaurant and banking facilities.

DESCRIPTION

We are offering the first floor offices which benefit from separate access from Limes Road. These offices offer lots of character and are ideal for a local business. The space benefits from a W.C. and kitchenette facility. There is electric storage heating and lighting. There is parking available in the surrounding residential streets as well as pay and display parking within the nearby Churchfield Road public car park.

FLOOR AREA

First floor

Offices 36.22 sq m 390 sq ft

TERMS

A new internal repairing/decorating and insuring lease is available for a term to be agreed. The new lease will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954. The office is available from 1 June 2018.

GUIDE RENT

First floor £8,000 per annum exclusive

EPC

The premises have a 'D90' EPC rating. A copy of the certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this transaction.

VIEWINGS

Strictly by appointment with Phil Eggerdon

T: 01932 215527

E: phil@eggerdon-holland.co.uk

