

INSTRUCTED BY RODD PROPERTIES



**ATTRACTIVE CHARACTER OFFICE TO LET
MANAGED FLEXIBLE SOLUTION**



**SPRINGFIELD HOUSE
23 OATLANDS DRIVE
WEYBRIDGE KT13 9LZ**



Regulated by RICS

EH Eggerdon
& Holland
CHARTERED SURVEYORS
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LOCATION & DESCRIPTION

Springfield House is located off Oatlands Drive, a short drive from both Walton-on-Thames and Weybridge. These towns offer a range of shopping and banking facilities and have railway stations that provide a frequent service to London Waterloo. Springfield House is an attractive building, arranged over three floors, offering small suites of offices with shared W.C. and kitchenette facilities plus on-site car parking. These offices are ideal for a new business seeking to make that first step from working at home or a simple relocation. Photographs below are for illustration purposes only. An indicative floor plan is available upon request.



AVAILABILITY	SQ M	SQ FT	RENTAL	RATEABLE VALUE
1 st floor office	22.55	242.73	£6,960 pa/£580 pcm	£4,800

TERMS

A new 3 year lease granted direct from the landlord which will incorporate break clauses to allow tenants greater business flexibility. The leases will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954 Part 2 (as amended). The annual rent is inclusive rent of free car parking (limited), Electricity, Hot Water, Heating, Bathroom Consumables, Communal Area Cleaning, Bin collections, External Repairing Obligations, No Service Charge. VAT is chargeable. Free broadband connection (fair use policy) with quick access to land lines (separate contract between tenant and Telecoms Company with tenant paying associated costs, further details upon application).

BUSINESS RATES

Business rates will be payable directly to Elmbridge Borough Council (01372 474474), but as these available offices are below the rateable value £12,000 threshold, businesses qualifying for Small Business Rates Relief (SBRR), will benefit from 100% relief.

EPC

EPC rating 'D76'. A copy of the certificate is available upon request.

LEGAL COSTS & VIEWING

Landlord uses a Law Society lease to minimise costs.

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