

ONE FLOOR REMAINING

**SELF-CONTAINED TOWN CENTRE CHARACTER OFFICE
BUILDING WITH GOOD PARKING**

1,360 SQ FT (126.3 SQ M) APPROX

TO LET
ON FLEXIBLE TERMS



LOCATION

The property is situated on the B374 Church Street which merges into Weybridge High Street. Weybridge is an affluent town and offers an excellent range of shopping, banking and restaurant facilities.

The main line railway station is approximately a 15 minute walk away offering a regular service to London Waterloo (approx 35 minute journey time). Junction 11 of the M25 is within 2 miles of the property offering direct access to Heathrow airport and the national motorway network.

For a map of this location please visit www.bing.com/map
and enter KT13 8DG

37 CHURCH STREET, WEYBRIDGE, SURREY KT13 8DG



DESCRIPTION

The property comprises an attractive two storey character office building providing comfort cooled accommodation with a double height reception area to the front.

The remaining ground floor has just been refurbished and provides a mainly open plan layout with one partitioned meeting room. There are shared male, female and disabled toilets/wet room facilities and a kitchen on the ground floor.

The offices benefit from suspended ceilings, new LED lighting, new carpets, gas central heating and perimeter comfort cooling/heating cassettes.

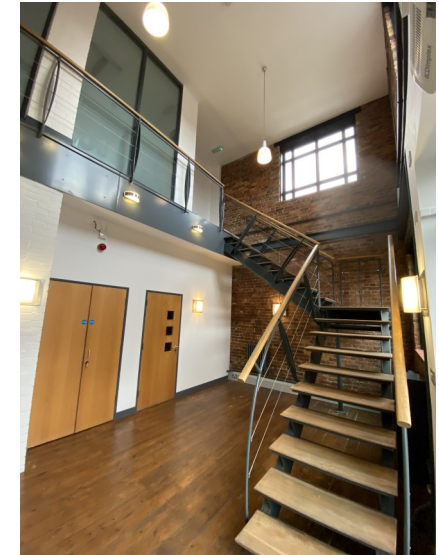
Externally, there is parking for approximately 6 cars.

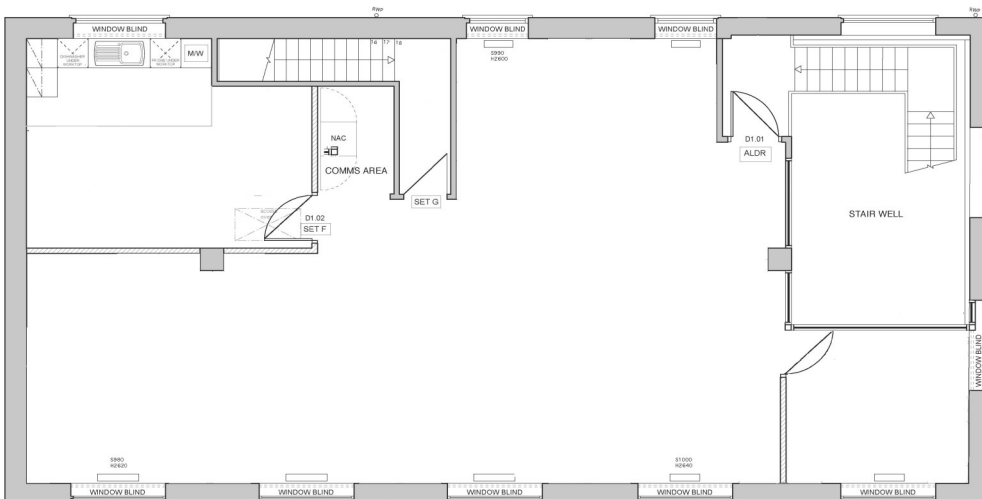
AMENITIES

- ◆ Gas fired central heating
- ◆ Comfort cooling cassette units
- ◆ Micro raised floor with power boxes
- ◆ Suspended ceilings with recessed LG7 lighting
- ◆ Double glazed
- ◆ Perimeter trunking
- ◆ Venetian blinds
- ◆ Male, female and disabled WCs
- ◆ Shower room
- ◆ Parking for up to 6 cars

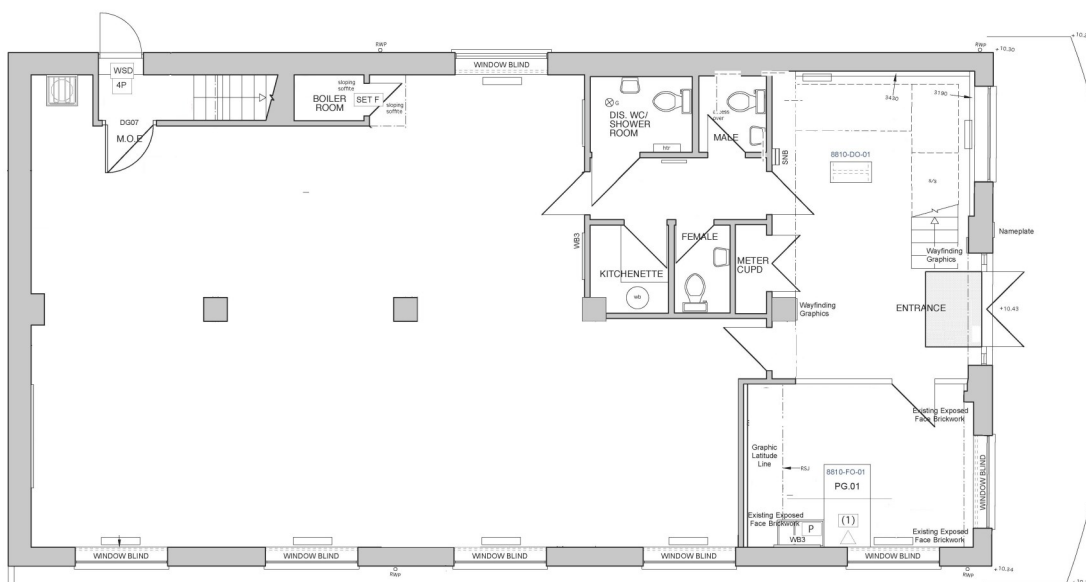
ACCOMMODATION

FLOOR	SQ FT	SQ M
First	1,430	LET
Ground offices	1,360	126.3
Ground reception area	215	20.0
TOTAL APPROX	1,575	146.3





First Floor
Layout Plan



Ground Floor
Layout Plan

TERMS

The ground floor is available to let on a new full repairing and insuring flexible lease for a term to be agreed.

RENT

Upon application

BUSINESS RATES

FLOOR	RATEABLE VALUE	RATES PAYABLE 23/24
First	NOW LET	NOW LET
Ground	£21,000	£10,479

We strongly recommend you verify these figures with Elmbridge Borough Council.

VAT

We have been advised the building is elected for VAT.

EPC

Rating C (72)

For further information or to arrange an inspection please contact sole agents:

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