# **Franklin**commercia

## 020 7117 2526



Rent £29,950 Per annum Size 1,250 Square feet Ref #3148

#### Address

Address: Suite 6, The Monument, 45-47 Monument Hill Postcode: KT13 8RN Town: Weybridge Area: Surrey

## Location

Prime position on Monument Hill leading to Weybridge High Street. Close to the cafes, restaurants, bars and shops in Baker Street and Weybridge High Street and within walking distance of Weybridge mainline railway station with its regular service to London Waterloo of approximately 35 minutes.

First floor bright and spacious office suite measuring approximately 1250 sq ft.

Gas fired central heating

The office benefits from lift service, air conditioning, gas central heating, kitchenette, WC with shower cubicle and glass partitioning to create a separate office/ meeting room.

The main entrance to the office is off Monument Hill, but there is access to the rear, off Baker Street, where there are four allocated parking spaces.

Service charge £3,434 p.a.

EPC Rating C.

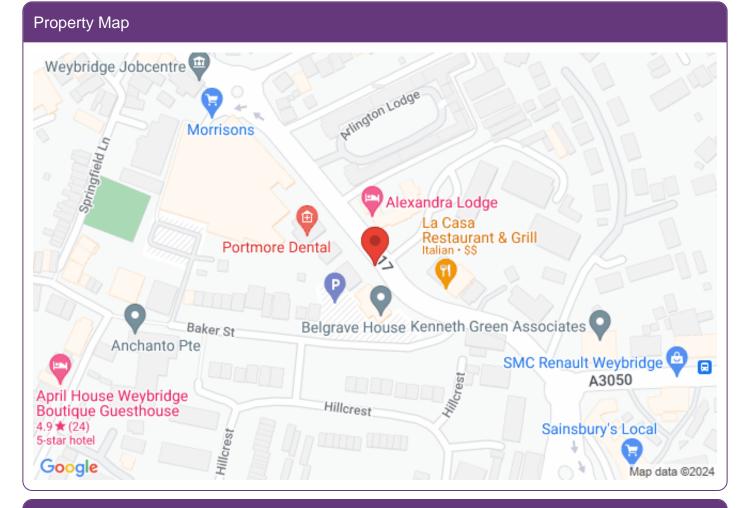
Early viewings recommended.

Shower facility

 $\checkmark$ 

## **General Information**

Tenure:	Leasehold
Rent:	£29,950 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £22,750, payable at the prevailing rate- advised current rates payable £10,728.00
Lease details:	New lease for a term to be agreed
Features	
<ul> <li>Air Conditioning</li> </ul>	<ul> <li>Allocated parking</li> <li>Fantastic location</li> <li>Open plan</li> </ul>
<ul> <li>Close to station</li> </ul>	<ul> <li>Kitchen facility</li> <li>Meeting room</li> <li>Public car park nearby</li> </ul>



#### Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

### **Tenant Fees**

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

