



**Rent** £29,999 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.

## Description

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

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.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£29,999 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £22,750, payable at the prevailing rate- advised current rates payable £10,728.00
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Fantastic location
- ✓ Open plan
- ✓ Close to station
- ✓ Kitchen facility
- ✓ Meeting room
- ✓ Public car park nearby
- ✓ Shower facility
- ✓ Gas fired central heating

## Property Map



## 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





