



**Rent** £21,000 Per annum + VAT

**Size** 902 Square feet

**Ref** #3264

## Address

**Address:** Suite 8, Belgrave House

**Postcode:** KT13 8RN

**Town:** Weybridge

**Area:** Surrey

## Location

A short walk from the High Street & Baker Street's excellent range of shops, restaurants and cafe's. Easy access to the M25.

## Description

Available on a new lease for a term by agreement.

Modern open plan office space with separate meeting room and kitchen- male and female toilets are within the common parts.

2 parking spaces will be available in the gated car park, which is accessed from Baker Street.

The suite is on the third floor and is lift serviced and reverse air conditioning is installed.

Conveniently located close to the town centre and providing good access to the motorway network.

The last quarter's service charge was £2,070.56 inclusive of VAT.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£21,000 Per annum + VAT
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £13,500 payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

✓ Air Conditioning    ✓ Allocated parking    ✓ Open plan    ✓ Shared toilets

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





