



Rent £26,000 Per annum

Size 1,600 Square feet

Ref #3317

Address

Address: Top floor, Marie House, 5 Baker Street

Postcode: KT13 8AE

Town: Weybridge

Area: Surrey

Location

Baker Street is an attractive trading location with street parking and public car parks close by. Marie House is situated in the centre of the town close to the junction of Church Street and the High Street.

Description

Top Floor Office Available to Let – Prime Baker Street Location

A well-presented top-floor office is available to rent on a new lease in the highly sought after area of Baker Street. The space is predominantly open-plan, with three private offices separated by modern glass partitions, offering flexibility and a professional environment.

In addition there is a private kitchenette within the office and shared communal toilets available on each floor.

- **Annual Rent:** £26,000 p.a.
- **Building Insurance:** £780 per annum (payable to landlord)
- **Water & Sewage:** £1,422 per annum (payable to landlord)
- **Maintenance Charge:** £750 per quarter
- **Electricity:** Paid directly to the supplier

This office provides an excellent opportunity for businesses seeking a prestigious location with a functional and contemporary layout.

In addition to this office we also have an office to rent on the first floor at £14,500 p.a. measuring approximately 600 sq ft.

General Information

Tenure:	Leasehold
Rent:	£26,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Lease details:	A new lease or license available for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ Favoured location
- ✓ Entry phone
- ✓ High footfall
- ✓ Kitchen facility
- ✓ Public car park nearby

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.





