



**Rent** £22,000 Per annum + VAT

**Size** 950 Square feet

**Ref** #3333

## Address

**Address:** Suite 7, 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.

This modern, well-presented office suite is located on the third floor and is conveniently positioned close to the town centre.

The suite features a spacious open-plan layout with a separate meeting room, providing a flexible working environment for a variety of businesses.

A fully equipped kitchen is included within the suite, complete with a dishwasher, microwave, and fridge/freezer. Male and female toilets are situated within the common parts of the building for shared use. The office is lift-serviced and benefits from reverse air conditioning.

Two allocated parking spaces are provided within a gated car park, which is accessed via Baker Street, offering added convenience and security.

The most recent quarterly service charge was £2,070.56 inclusive of VAT.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£22,000 Per annum + VAT
<b>Legal fees:</b>	Not specified

## Features

- ✓ Allocated parking
- ✓ Lift service
- ✓ Meeting room
- ✓ Reverse air conditioning
- ✓ 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



