



**Rent** £38,500 Per annum

**Size** 1,620 Square feet

**Ref** #3084

## Address

**Address:** Unit 2 The Old Forge, South Rd

**Postcode:** KT13 9DZ

**Town:** Weybridge

**Area:** Surrey

## Location

South Road is a quiet cul de sac off the popular Queens Rd where you will find a good selection of restaurants, coffee shops, pubs, convenience stores and independent shops. Weybridge town centre and the train station are circa 15/20 minutes walk.

## Description

New lease available at £38,500 p.a. commencing rent

Ready for immediate occupation.

Fabulous refurbished open plan offices arranged over two floors and with the benefit of a private courtyard area. There is a separate meeting room to the first floor and Kitchen to the ground floor with W.C.'s at both levels.

Amenities include;

7 parking spaces.

Suspended ceilings with LED lighting.

Comfort cooling.

Double glazing.

Electric car charging point.

Perimeter trunking.

The Old Forge is a purpose built gated courtyard development of just two self contained office buildings. South Road comprises an attractive mix of character homes and other offices.

We understand VAT will not be chargeable on the rent/purchase price.

The office furniture in situ can be available by negotiation.

EPC band C.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£38,500 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 RV of £29,000, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Allocated parking
- ✓ Available immediately
- ✓ Beautifully presented throughout
- ✓ Comfort cooling
- ✓ Courtyard
- ✓ Demised parking
- ✓ Favoured location
- ✓ Kitchen facility

## 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.





