



**Price/premium** £250,000

**Rent** £15,000 Per annum + VAT

**Size** 470 Square feet

**Ref** #3146

## Address

**Address:** Rear of 85 Queens Rd

**Postcode:** KT13 9UQ

**Town:** Weybridge

**Area:** Surrey

## Location

The offices are located in a quiet cul de sac just a short walk from the excellent range of cafe's, shops and restaurants in Queens Rd. Weybridge mainline rail station is within a 15 minute walk, offering a regular service to London Waterloo with an approximate journey time of 31 minutes.

## Description

The offices are available on new leases for a term to be agreed at a rent of £15,000 per annum per unit.

They are also available for sale on a long-leasehold basis at a guide price of £250,000 per office.

The units are newly constructed and completed to a high standard throughout. Each building is arranged over ground and first floors, with open-plan accommodation at ground floor level and a single office and bathroom/WC to the first floor, providing approximately 470–500 sq ft per unit.

Accessed from South Road, to the rear of 85 Queens Road, the suites are well positioned for the amenities of Queens Road and Weybridge mainline station.

Early viewings are recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£250,000
<b>Rent:</b>	£15,000 Per annum + VAT
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	TBA.
<b>Lease details:</b>	New leases for a term to be agreed.

## Features

✓ 'E' Use class    ✓ Available immediately    ✓ For sale or to let

## 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.

