



**Rent** £14,500 Per annum

**Size** 610 Square feet

**Ref** #3208

## Address

**Address:** Marie House, 5 Baker Street (Rear 1st floor office)

**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

### **First 3 months rent free!**

We are pleased to offer this first floor office suite, ideally located in the heart of the town centre, with plenty of good quality shops, coffee shops and restaurants nearby.

The office benefits from its own kitchenette and there there is a shared female WC located on this floor and a shared male WC on the second floor. There is plenty of natural light.

Service charges will be payable - please enquire.

Early viewings recommended, please do not disturb the current tenants and arrange access through Franklin Commercial only.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£14,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	A new lease or license available for a term to be agreed.

## Features

- ✓ Air Conditioning
- ✓ Early viewing recommended
- ✓ Entry phone
- ✓ First floor
- ✓ Kitchen facility
- ✓ Parking close by
- ✓ Town centre location

## 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.



