



**Rent** £11,000 Per annum

**Size** 394 Square feet

**Ref** #3280

## Address

**Address:** First floor, The Quadrant Centre, Limes Road

**Postcode:** KT13 8DH

**Town:** Weybridge

**Area:** Surrey

## Location

Excellent location on the edge of the town centre offering easy access to countless restaurants and coffee shops, along with Weybridge main line station (approximately 10 minutes walk).

## Description

Available on a new lease for a term to be agreed.

This first floor suite is self contained and approached via a private entrance door in Limes Road.

The space is nicely decorated and benefits from plenty of natural light. There is a kitchen area and a single W.C.

**Early viewings recommended.**

EPC band D.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£11,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ 24/7 access
- ✓ Available immediately
- ✓ Beautifully presented throughout
- ✓ Early viewing recommended
- ✓ First floor
- ✓ Plenty of natural light
- ✓ 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.

