



**Rent:** £9,750 Per annum **Size:** 560 Square feet **Ref:** #3056 **Status:** Reduced

## Location

Attractive location within walking distance of Weybridge Station. There are several excellent Coffee shops, restaurants and pubs nearby and the High Street is just a short walk away.

## Description

First floor office suite to let on a new two year license. The suite is spacious with plenty of natural light and benefits from its own kitchen, there are shared male and female toilets in the building.

The offices have gas central heating and are carpeted throughout and also benefit from shared use of the rear courtyard.

There is a service charge of approximately £1300 p.a. to include cleaning of communal parts and buildings insurance.

Please note that although offices now fall under the new 'E' use class this property is only available to office users.

Please direct any viewing requests/enquiries through Franklin Commercial.



## Address

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Address: Quadrant House, 9 Heath Road Postcode: KT13 8SX Town: Weybridge Area: Surrey

## General information

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Tenure:	Leasehold
Rent:	£9,750 Per annum
Legal fees:	Not specified
Lease details:	New two year licence available with a break option at month 18, with six months written notice required.

## Features

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- ✓ Available immediately
- ✓ Well presented
- ✓ Close to station
- ✓ Fantastic location

## 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.