



## 1 Beacon Mews

South Road, Weybridge, KT13 9DZ

### Freehold self contained office building

918 sq ft

(85.28 sq m)

- Of interest to owner occupiers and developers
- On site parking
- Comfort cooled

# 1 Beacon Mews, South Road, Weybridge, KT13 9DZ

## Summary

Available Size	918 sq ft
Rates Payable	£7,141.69 per annum combined rateable value
Rateable Value	£14,312
Service Charge	N/A
EPC Rating	E (122)

## Description

Beacon Mews comprises of an attractive self contained office building located at the end of a gated mews development providing a secure and private working environment.

The premises benefit from WC's and kitchens on each floor, double glazing and comfort cooling.

## Location

The premises are located on South Road which is a quiet cul-de-sac accessed via Queens Road. Queens Road (A317) affords direct access to the M25 and A3 and benefits from an excellent selection of convenience stores, Tesco Express, quality specialist shops, restaurants, bars and public houses.

Weybridge town centre is a short walk. The railway station is a 13 minute walk providing a fast and frequent service to London Waterloo (approx 30 minutes).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	440	40.88	Available
1st	478	44.41	Available
<b>Total</b>	<b>918</b>	<b>85.29</b>	

## Terms

The premises are available freehold seeking offers in excess of £375,000.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

Richard Newsam  
01483 730060 | 07554455920  
rnewsam@curchodandco.com

Joseph Smith  
01483 730060 | 07808 896311  
jsmith@curchodandco.com

More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 06/03/2024