



Portmore House

54 Church Street, Weybridge, KT13 8DP

2nd Floor Character Office

520 sq ft
(48.31 sq m)

- Character offices consisting of three rooms
- Benefitting from kitchenette facilities
- Historic grade 2 listed building in the town centre

Summary

Available Size	520 sq ft
Rent	£2,500.00 per month available on a new effective repairing and insuring lease or a license agreement.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The premises consists of three rooms on the second floor of Portmore House. Portmore House, originally the Dower House to the Portmore Estate is believed to date from 1680. It is now Grade II listed, but has undergone many changes during its life. The offices can be described as character offices and benefit from kitchenette facilities.

Location

The premises are well situated in central Weybridge, which is approximately 16 miles south west of Central London. J11 of the M25 is approximately 2.5 miles distance and J10 of the M25, which can be reached via the A3, is approximately 3 mile distance.

Portmore House is placed directly opposite St James's Church in the heart of Weybridge. Church Street which is a continuation of the High Street provides a wide range of shopping and local amenities. Weybridge Mainline Railway Station provides frequent train services to London Waterloo (approximately 30 minutes journey time).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	520	48.31	Available
Total	520	48.31	

Terms

A new sublease is available for a term to be agreed. The property is also available by way of a licence agreement.

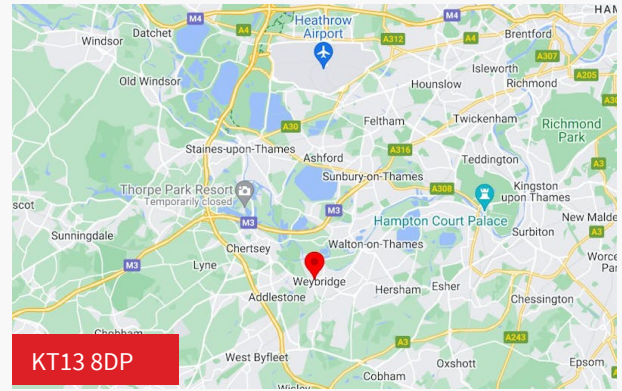
The rent is exclusive of VAT, service charge, insurance and business rates.

Legal Costs

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

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.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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