



First & Second Floor

6 Baker Street, Weybridge, KT13 8AU

Self-contained town centre offices available

792 sq ft
(73.58 sq m)

- Town centre location
- Self-contained office accommodation
- Ready for immediate occupation
- Kitchenette

Summary

Available Size	792 sq ft
Rent	£14,250.00 per annum
Rates Payable	£6,237.50 per annum The property should qualify for a level of rate relief. However, please confirm your Business Rates liability with Elmbridge Borough Council before committing into a lease.
Rateable Value	£12,500
EPC Rating	D (90)

Location

The property is located in a prominent trading position in Baker Street, which is conveniently situated in the centre of the town close to the junction of Church Street and High Street, the town's main retail thoroughfare, which includes various retailers such as W H Smith, Boots and Waitrose.

Junction 11 of the M25 motorway is approximately 3 miles away providing good access to both Heathrow and Gatwick Airports and the motorway network.

Weybridge mainline railway station provides access to London Waterloo with a journey time of approximately 30 minutes.

Description

The property is self contained and laid out over three floors, benefiting from private WC/kitchenette facilities, gas fired central heating and commercial lighting.

Accommodation

The accommodation comprises of the following Net Internal Areas:

Name	sq ft	sq m
Ground - Kitchenette	39	3.62
1st	467	43.39
2nd	286	26.57

Terms

The property is available by way of a new lease directly from the landlord.

Legal Costs & VAT

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

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@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 09/05/2024

