



Suite 6, The Monument

45-47 Monument Hill, Weybridge, KT13 8RN

**High quality self contained
first floor office suite with car
parking**

1,208 sq ft
(112.23 sq m)

- Gated 4-parking Spaces, with Nearby on-street Parking
- Self contained office suite
- Refurbished modern space
- Intercom and Secured Entrance
- Comfort Heating and Cooling System

Summary

Available Size	1,208 sq ft
Rent	£29,950 per annum
Rates Payable	£11,352.25 per annum
Rateable Value	£22,750
Service Charge	£3,434 per annum
EPC Rating	C (53)

Description

The office comprises a modern self contained suite at first floor level benefiting from partitioned offices and private WC and kitchenette/shower facilities.

The main entrance is off Monument Hill while access to 4 on site parking spaces is to the rear via a security key pad controlled barrier on Baker Street.

Location

The Monument occupies a prime position on Monument Hill, the principal thoroughfare of Weybridge town centre leading into the High Street which is a short 5-minute walk offering convenient access to a range of amenities, including Morison's and Waitrose, Caffè Nero, and Boots Pharmacists.

Weybridge is an established commercial and office location attracting many national and international companies being within 3 miles of Junction 11 (M25) at Chertsey and 3.5 miles of the A3 at Cobham which joins the M25 at Junction 10. Weybridge mainline railway station is only a 4-minute drive and provides a regular service to London Waterloo of approximately 35 minutes.

Accommodation

The accommodation has the following Net Internal Area:

Name	sq ft	sq m
1st - Offices	1,208	112.23

Terms

The premises are available on a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of all outgoings.

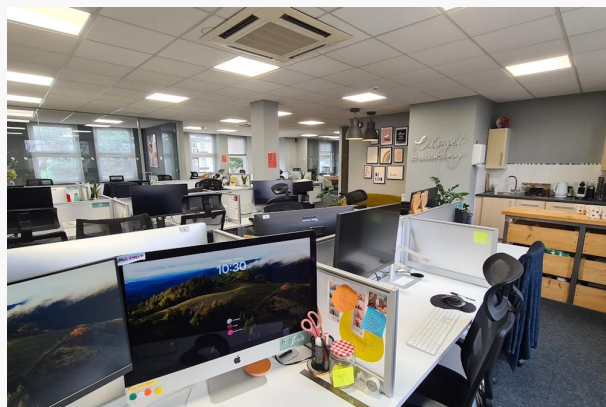
Legal Costs/VAT

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

Prices are quoted exclusive of VAT which may be charged.

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

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 12/03/2024





