franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Rent £16,000 Per annum + VAT **Size** 470 Square feet **Ref** #3146

Address

Address: Rear of 85 Queens Rd

Postcode: KT13 9UQ

Town: Weybridge

Area: Surrey

Location

The office is located in a quiet cul de sac just a short walk from the excellent range of cafe's, shops and restaurants in Queens Rd. Weybridge mainline rail station is within a 15 minute walk, offering a regular service to London Waterloo with an approximate journey time of 31 minutes.

Description

The office is available on a new lease for a term to be agreed, at a rental of £16,000 per annum per unit.

The unit is newly constructed and finished to a high standard throughout. The building is arranged over ground and first floors, comprising open-plan accommodation at ground floor level, with a separate office and bathroom/WC on the first floor. There is approximately 470–500 sq ft of accommodation.

Accessed via South Road, to the rear of 85 Queens Road, the offices are ideally positioned for the amenities of Queens Road and Weybridge mainline railway station.

Please note that some of the photographs feature virtual staging. However, subject to negotiation, the landlords would be willing to install kitchen and bathroom fittings.

Early viewings are highly recommended.

General Information

Tenure:	Leasehold
Rent:	£16,000 Per annum + VAT
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	TBA.
Lease details:	New lease for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ For sale or to let

Property Map



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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





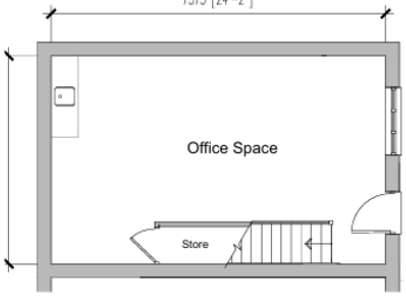




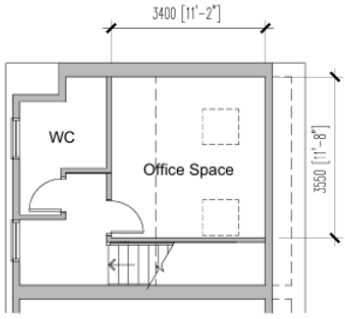




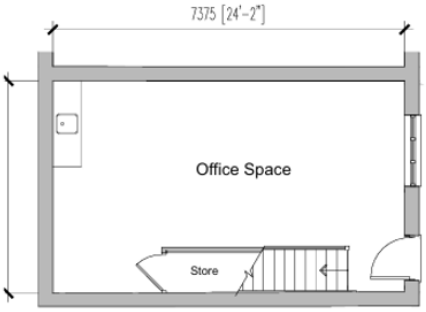




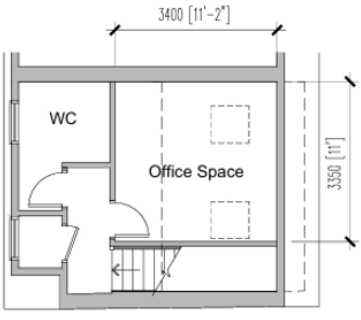
GROUND FLOOR PLAN
85C QUEENS ROAD



FIRST FLOOR PLAN



GROUND FLOOR PLAN
85B QUEENS ROAD



FIRST FLOOR PLAN