franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

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Rent £35,000 Per annum **Size** 2,200 Square feet **Ref** #3405

Address

Address: The Old Bakery, Parkside Court

Postcode: KT13 8AG

Town: Weybridge

Area: Surrey

Location

Situated in Parkside Court to the rear of 45 Baker Street, the property occupies a quiet yet convenient location within a few minutes walk of the High Street. Baker Street also has an excellent range of shops, cafes and restaurants and two public car parks are close by. Weybridge main line station offers a frequent service to Waterloo (approximately 30 minutes).

Description

Guide rent £35,000 p.a. - no VAT payable.

Available to let on a new lease is this spacious office/storage building, suitable for a variety of occupiers under the E Use Class. The space is arranged as a number of rooms of varying sizes, and would suit a variety of different users, such as; professional offices, businesses who are VAT exempt, a regional HQ/ administration office, training centre or businesses who are downsizing.

The property is arranged over ground and first floors, providing approximately 2,200 sq ft of accommodation in total. The ground floor extends to approximately 965 sq ft, while the first floor offers a further 1,235 sq ft. There are 2 off street car parking spaces which are charged at an annual fee of £1,775 pa each.

The premises are located to the rear of 45 Baker Street and are accessed via Parkside Court, offering a convenient yet tucked-away position. The High Street is just a few minutes walk away and Baker Street has a good mix of shops, cafes and restaurants.

Parking is available on-street along Baker Street, with the added benefit of two public car parks situated within easy walking distance. Two allocated parking spaces are available and a further parking space in the lock up garage.

EPC Rating D

General Information

Tenure:	Leasehold
Rent:	£35,000 Per annum
Legal fees:	Each party to bear their own
Lease details:	New lease for a term to be agreed

Features

- ✓ Two storey
- ✓ On street parking
- ✓ Public car park nearby
- ✓ New lease available

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.




























