franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Rent POA **Size** 3,371 Square feet **Ref** #3417

Address

Address: 7-9 Baker Street

Postcode: KT13 8AE

Town: Weybridge

Area: Surrey

Location

Approximately one mile from Weybridge Railway Station. Nearby occupiers include Waitrose, Caffe Nero, Gails, Costa, Boots and many other independent shops, restaurants and cafes.

Description

Well-presented and prominently positioned office accommodation comprising the entire first and second floors of the building, situated on the highly regarded and popular Baker Street in Weybridge.

The accommodation provides a combined area of approximately 3,371 sq ft, offering flexible and versatile workspace suitable for a variety of professional occupiers.

- First Floor: Approximately 1,754 sq ft
- Second Floor: Approximately 1,617 sq ft
- Parking: Two allocated spaces per floor

The Landlord is making improvements to the communal areas- ground floor entrance, hallways and staircases, to include new flooring, upgraded lighting and redecoration.

The communal bathroom facilities serving the first and second floors will also be refurbished to a high standard, further enhancing the quality and presentation of the building.

Located on Baker Street, the property benefits from an established commercial setting within close proximity to Weybridge town centre, providing access to a wide range of shops, cafés, restaurants and other local amenities.

The offices offer an excellent opportunity for businesses seeking well-located, flexible and professionally presented accommodation.

Service charge approximately £1,300 per quarter.

EPC Rating B.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	POA
Rent details:	POA
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value (1 April 2026 to present) of £68,000 p.a. payable at the prevailing rate.
Lease details:	New lease for a term to be agreed

Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Favoured location

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).







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