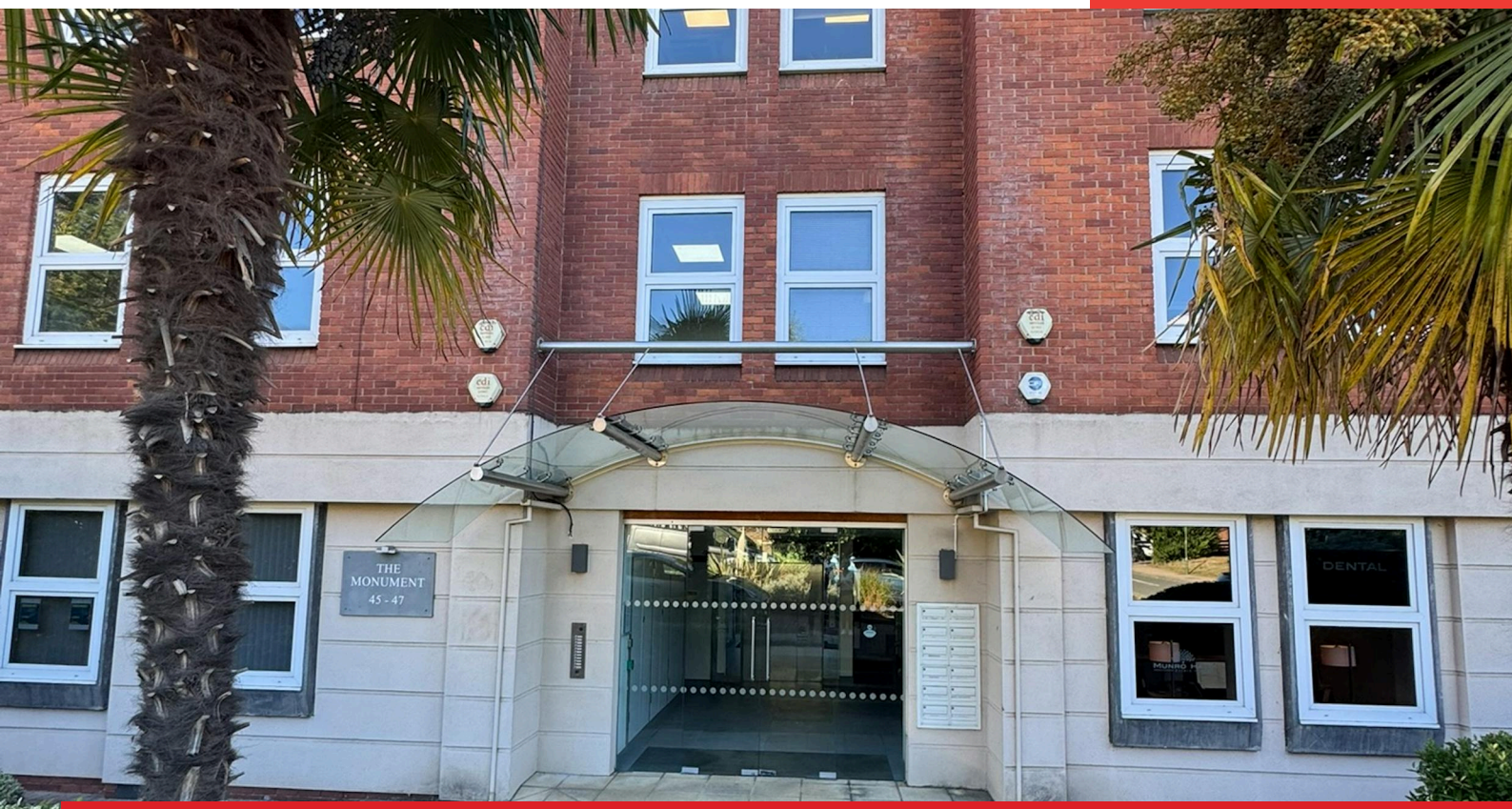
Office

TO LET / FOR SALE

CURCHOD&CO



Suite 4

45-47 Monument Hill, Weybridge, KT13 8RN

Town centre office suite with parking offered with vacant possession

1,242 sq ft

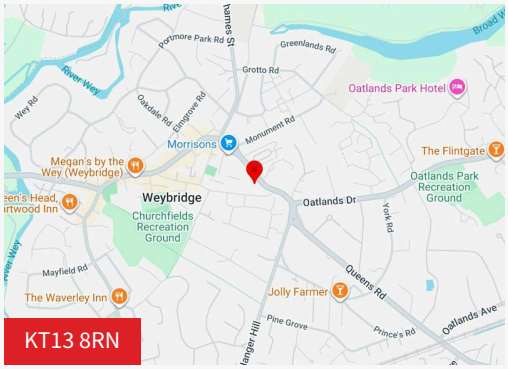
(115.39 sq m)

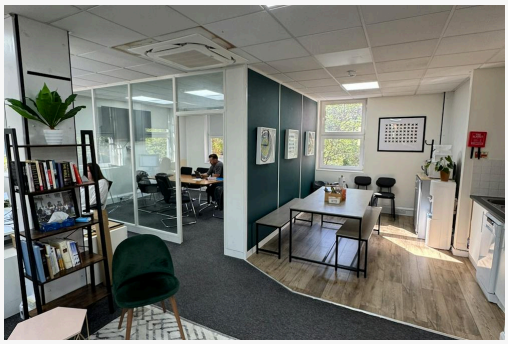
- 4 parking spaces
- Air conditioned
- W/c and kitchenette
- Town centre location within walking distance to the high street
- Passenger lift and communal lobby

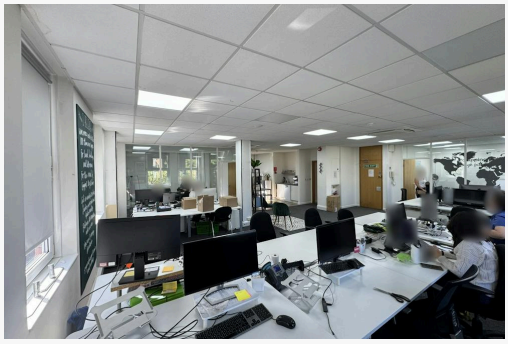
Suite 4, 45-47 Monument Hill, Weybridge, KT13 8RN

Summary

Available Size	1,242 sq ft
Rent	£32,000 per annum
Price	£325,000
Rates Payable	£13,716 per annum Based on 2026 valuation
Rateable Value	£31,750
Service Charge	£3,467 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (91)







Description

The Monument is a four-storey office building of c.1980, prominently positioned on Monument Hill in Weybridge town centre. The building has an attractive communal entrance lobby with a passenger lift to all floors.

Suite 4 is on the first floor and is self-contained. The suite provides open plan accommodation with good natural light and also has a partitioned glazed meeting room and a modern kitchen area. The suite benefits from a suspended ceiling with LED panel lighting, comfort cooling via ceiling-mounted cassette units, carpeted floors and perimeter trunking. The suite comes with 4 allocated car parking spaces, a rare benefit in Weybridge town centre.

Location

Weybridge is an affluent town in the Borough of Elmbridge, Surrey, about 20 miles south-west of central London. The Monument occupies a prominent position on Monument Hill, the main road into Weybridge town centre. The High Street is about a 5-minute walk away, with its range of independent and multiple retailers, cafés, restaurants and amenities, and Morrisons and Waitrose supermarkets are close by.

Weybridge mainline station is about 1 mile away with frequent services to London Waterloo (fastest journey about 30 minutes). Junction 11 of the M25 at Chertsey is about 3 miles away, and the A3 at Cobham, which joins the M25 at Junction 10, is about 3.5 miles away. Heathrow Airport is about 10 miles away and Gatwick Airport about 25 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,242	115.39	Available
Total	**1,242**	**115.39**	

Terms

The suite is available to let on effectively full repairing and insuring terms for a term to be agreed.

Alternatively, the long leasehold interest is available for sale. It is held under a lease dated 18 May 2006 for a term of 999 years from 25 December 2005, of which approximately 978 years are unexpired. The ground rent is a peppercorn.

VAT/Legal Costs

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

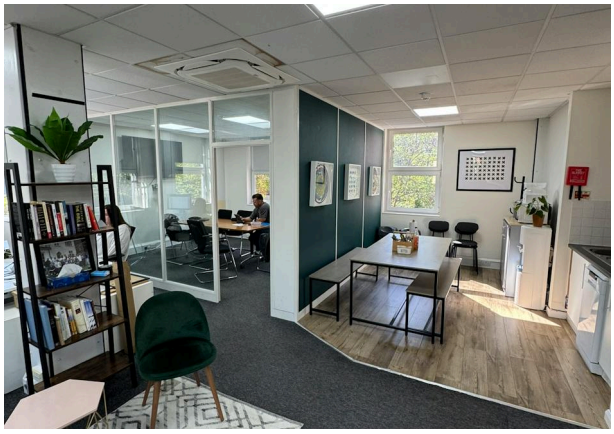
Viewing & Further Information

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

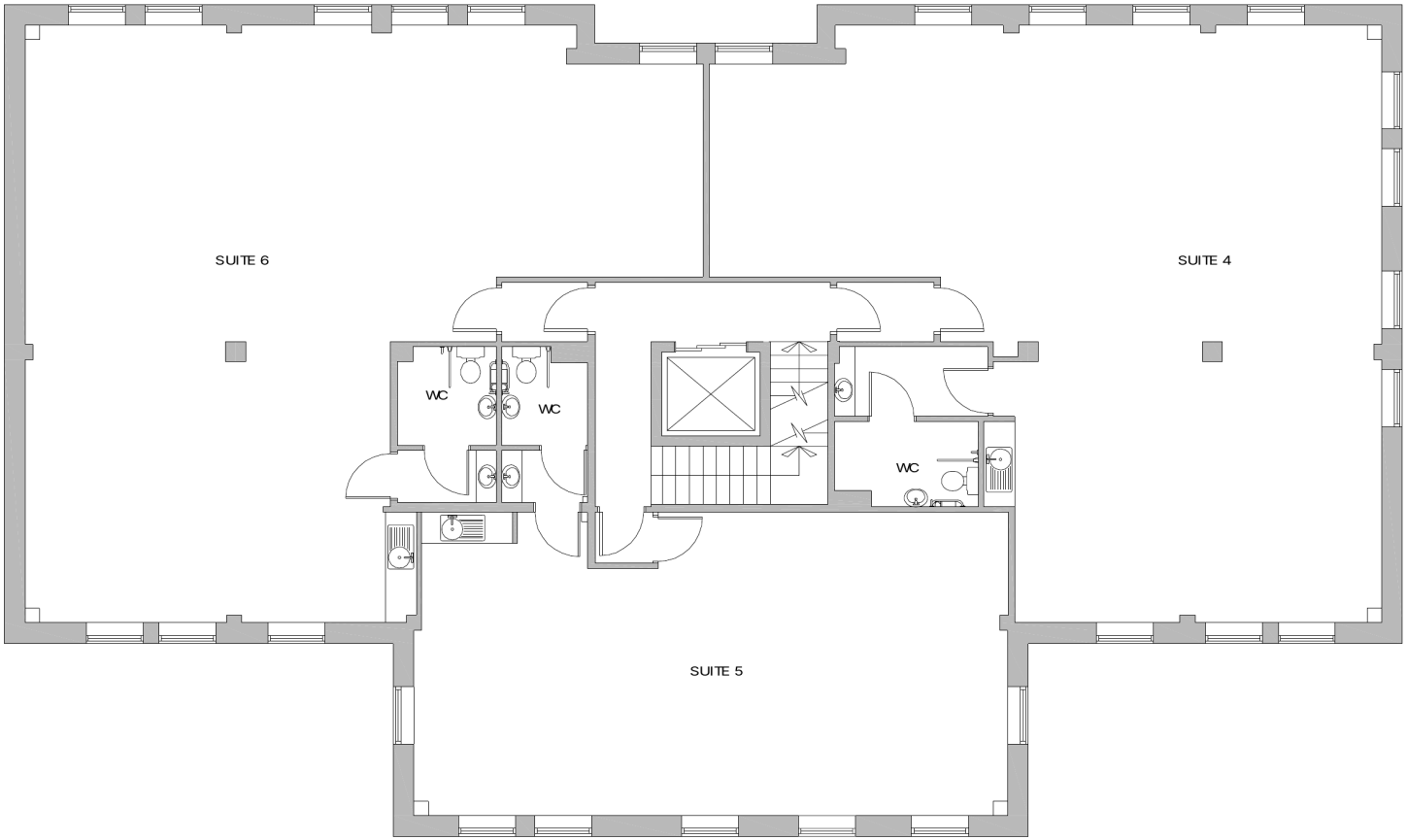
Viewings by appointment only via sole agents Curchod & Co.

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 30/10/2026



FIRE EXIT



REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND. DO NOT SCALE FROM THIS DRAWING

CLIENT: Birchwood Commercial Ltd		PROJECT: The Monument, 45-47 Monument Hill Weybridge, Surrey, KT13 8RN	
SCALE: 1:100 (A3 ORIGINAL)		DRAWING: Existing First Floor Plan	
DRAWN: PWPV	CHECKED:		0743 / S02
DATE: June 2007	DATE:		

MISTRAL D & M
Suite 2, 3 Crawters Lane
Petersfield, Hampshire, GU31 4DS
Tel. 01730 233884 Fax. 01730 262043
name.surname@mistral.me.uk