



**THOMAS HARDY
HOUSE**

**WEYBRIDGE, SURREY
KT13 8TB**

**HIGH QUALITY
TOWN CENTRE OFFICE
OPPORTUNITY**

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FOR SALE/TO LET



**RARE FREEHOLD OFFICE BUILDING IN WEYBRIDGE TOWN CENTRE
WITH ALTERNATE USE POTENTIAL STPP.**

THOMAS HARDY HOUSE

LET'S TAKE A LOOK AROUND...

Thomas Hardy House, a Grade A self contained office located in the heart of Weybridge town centre. With an unrivalled town centre car parking ratio of 1:154 spaces, proximity to Weybridge train station and High Street, this modern office is available to rent by way of a new lease direct from the Landlord.

Consisting of 10,796 sq. ft over three floors, the office has been fitted to an extremely high specification.



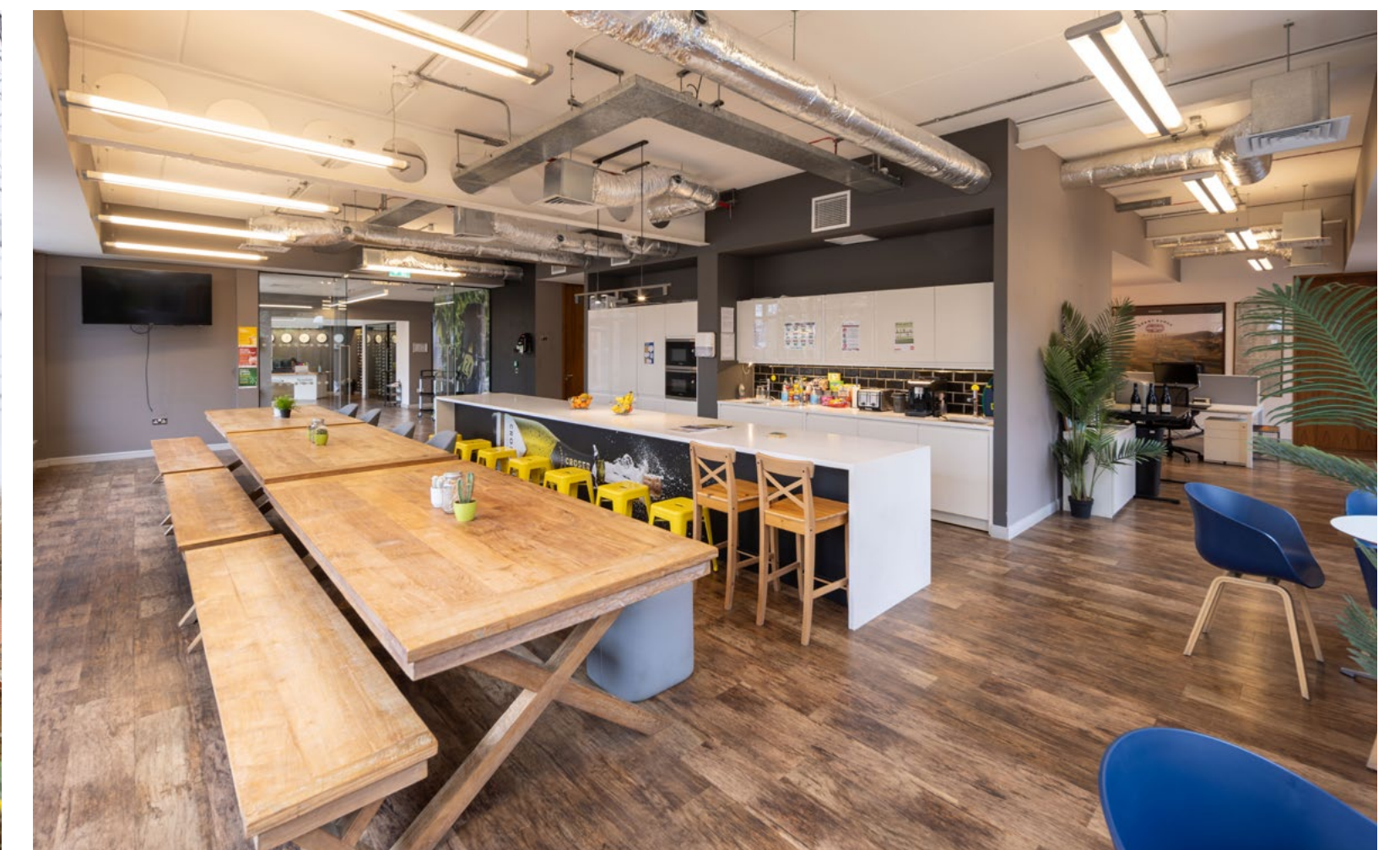
OPPORTUNITY SUMMARY

Located in the heart of Weybridge town centre, Thomas Hardy house offers a rare freehold opportunity to accommodate a wide range of potential uses.

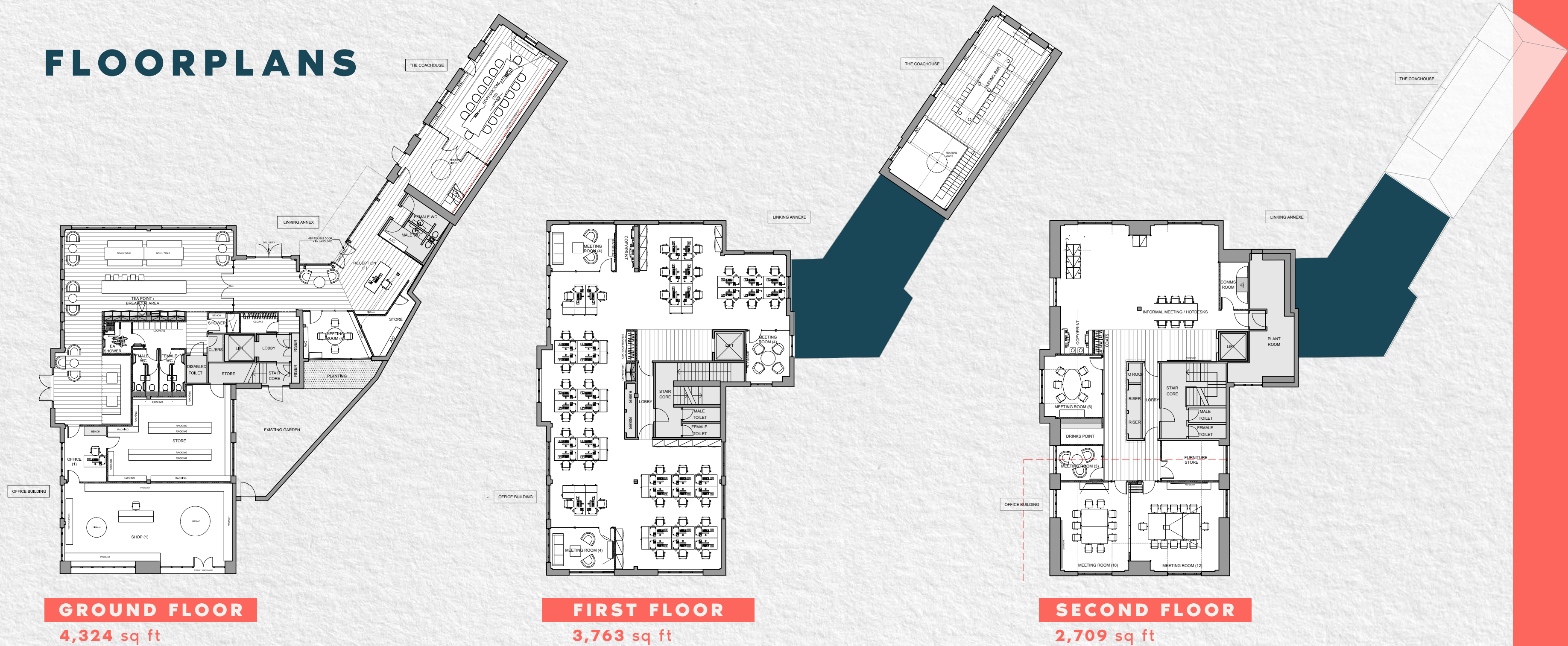
- Site Area of 0.6 Acres / 0.24 Hectares
- 10,796 sq. ft of existing NIA Area
- Sold with income until September 2026
- Scope for alternate uses STPP*
- Not in an Article 4 area
- Weybridge town centres highest quality office building. Potential for an owner occupier or investor re-letting opportunity. Current rent in excess of £36.00psf.
- 10-minute walk to Weybridge station.



Second Floor Open Plan Space



FLOORPLANS



GROUND FLOOR
4,324 sq ft

FIRST FLOOR
3,763 sq ft

SECOND FLOOR
2,709 sq ft

DESCRIPTION	FLOOR	USE	AREA (sq m)	AREA (sq ft)
Main Office	Ground	Office	290.63	3,128
Main Office	First	Office	289.83	3,120
Main Office	Second	Office	251.71	2,709
Coach House	Ground	Office	111.07	1196
Coach House	First	Office	59.73	643
Total			1,002.97	10,796

SPECIFICATIONS
AT A GLANCE.



SHOWER FACILITIES

58
(1:184)



PARKING SPACES



6 BIKE CYCLE RACKS



10,796^{sq ft}
UNDER ROOF



11
PERSON LIFT



WC
THROUGHOUT



SUPERB
TRAVEL
CONNECTIONS

LOCATION

 **10** MINS WALK
TO WEYBRIDGE
STATION

 **34** MINS TO
WATERLOO



M25	2.4 MILES	(6 MINS)
A3	3.7 MILES	(13 MINS)
HEATHROW	10 MILES	(26 MINS)
GATWICK	32 MILES	(40 MINS)

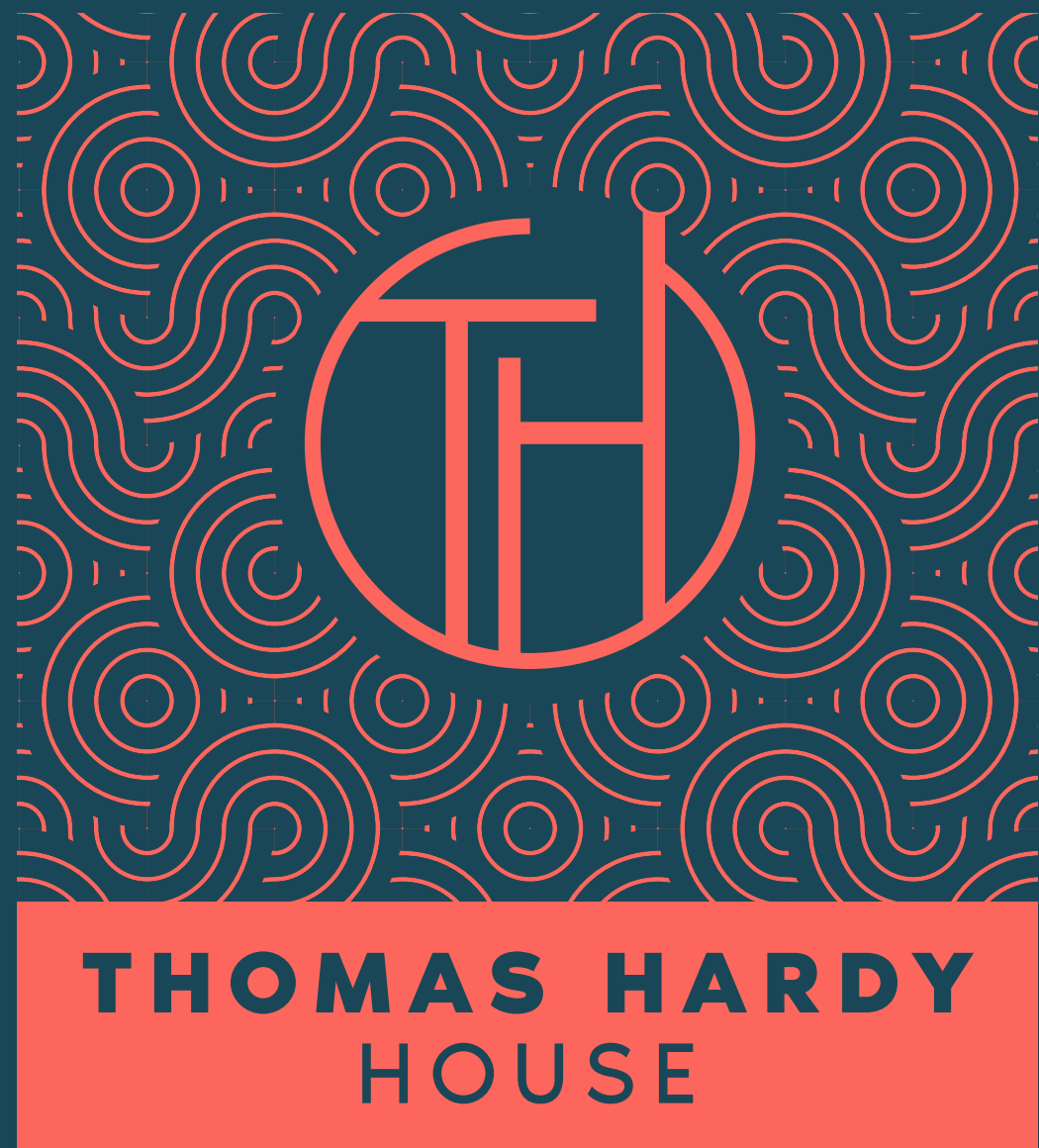


Title:
SY258510

Site Area:
0.6 Acres
0.24 Hectares

WEYBRIDGE
A STANDOUT TOWN IN SURREY





PRICE & RENT ON APPLICATION

A new FRI lease is available direct from the
Landlord subject to agreeable terms.

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