



## Suite 6, The Monument

45-47 Monument Hill, Weybridge, KT13 8RN

**High quality self contained  
first floor office suite with car  
parking**

**1,204 sq ft**  
(111.86 sq m)

- 4 parking spaces
- Self contained office suite
- Refurbished modern space
- Available from May 2021

## Summary

Available Size	1,204 sq ft
Rent	£29,950.00 per annum
Rates Payable	£10,728.00 per annum
Rateable Value	£21,500.00
Service Charge	£3,000.00 per annum
EPC Rating	Upon Enquiry

## Location

The Monument occupies a prime position on Monument Hill, the principal thoroughfare of Weybridge town centre leading into the High Street.

Weybridge is an established commercial and office location attracting many national and international companies being within 3 miles of Junction 11 (M25) at Chertsey and 3.5 miles of the A3 at Cobham which joins the M25 at Junction 10. Weybridge mainline railway station also provides a regular service to London Waterloo of approximately 35 minutes.

## Description

The office comprises a modern self contained suite at first floor level benefiting from partitioned offices and private WC and kitchenette/shower facilities. The main entrance is off Monument Hill while access to 4 on site parking spaces to the rear is via a security key pad controlled barrier on Baker Street.

## Accommodation

The accommodation has the following Net Internal Area:

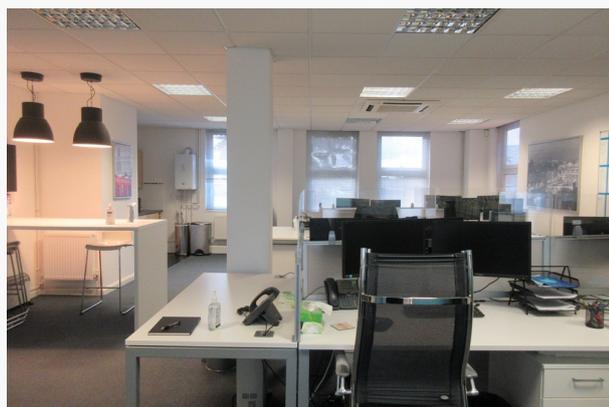
Name	Sq ft	Sq m
1st - Offices	1,204	111.86

## Terms

The premises are available on a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of all outgoing.

## Legal Costs/VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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