



## Thomas Hardy House

2 Heath Road, Weybridge, KT13 8TB

**Thomas Hardy House:  
Grade A, Self Contained,  
Weybridge Town Centre  
Office For Sale / To Let -  
Income until October 2026.**

**10,796 sq ft**  
(1,002.98 sq m)

- Self Contained
- Town Centre
- Unrivalled Car Park 1:184 (54 spaces)
- EPC B (50)
- 6 Cycle Racks
- 11 Person Lift
- Shower Facilities
- Scope for Alternate Uses STPP\*



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## Summary

Available Size	10,796 sq ft
Rates Payable	£16.12 per sq ft £174,080
Rateable Value	£340,000
Service Charge	N/A
Car Parking	Upon Enquiry
VAT	Applicable
Estate Charge	N/A
EPC Rating	B (50)

## Description

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

- 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

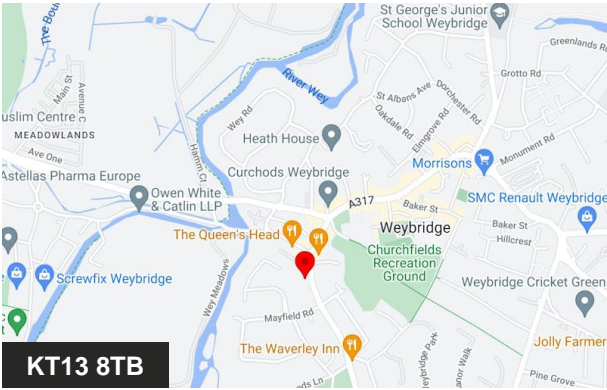
## Location

Located in the affluent town of Weybridge, Thomas Hardy House is just a minutes walk to the likes of Pret a manger, Starbucks, Gails & Waitrose. The building is a 10 minute walk away from Weybridge station which provides direct links to London Waterloo in circa 30 minutes. With an unrivalled town centre parking ratio, THH is less than 10 miles to London Heathrow airport.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,324	401.71	Available
1st	3,763	349.59	Available
2nd	2,709	251.67	Available
Total	10,796	1,002.97	



## Viewing & Further Information



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