

Office

TO LET



CURCHOD&CO



29 Avro Way

Brooklands, Weybridge, KT13 0YZ

First floor offices

5,410 sq ft

(502.61 sq m)

- Prominent position on the established Brooklands Industrial Estate
- Comfort cooling and excellent natural light
- Ample on site parking
- Excellent access to A3 and M25

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

| | |
|----------------|---|
| Available Size | 5,410 sq ft |
| Rent | £81,000 per annum - Inclusive of business rates |
| Business Rates | N/A |
| Service Charge | N/A |
| EPC Rating | C (66) |

Description

The offices are accessed via a stairwell from the reception leading to the first floor, with the offices benefiting from comfort cooling and good levels of natural light. The premises include separate male and female W/Cs, generous on-site parking provision, making it a practical and well-presented office environment suitable for a range of occupiers.

Location

The property is situated on Avro Way within the well-established Brooklands Industrial Estate in Weybridge, providing excellent access to the A3 (approximately 3 miles south) and Junction 10 of the M25, which offers rapid connections to Central London and the wider motorway network. Byfleet & New Haw railway station is less than half a mile away, offering regular services to London Waterloo in around 40 minutes. London Heathrow Airport is approximately 16 miles away (about a 25-minute drive), while London Gatwick Airport can be reached in around 40 minutes.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| 1st | 5,410 | 502.61 | Available |
| Total | 5,410 | 502.61 | |

Terms

The office is available on a new lease for a term to be agreed.

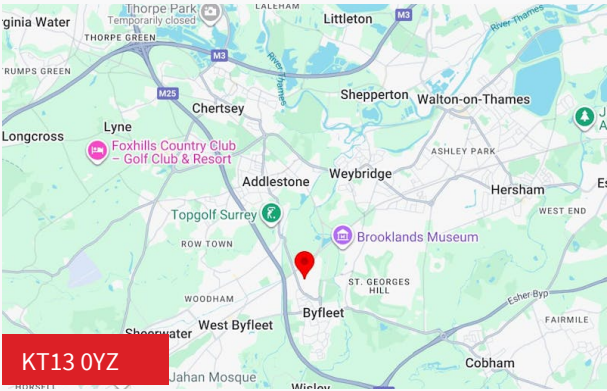
Anti Money Laundering

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.

Legal Costs/VAT

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.



Viewing & Further Information

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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 13/11/2025