

TO LET

Self contained office building



Weybridge - Office

5,517 sq ft (512.55 sq m) NIA

1979 • 2019 **40** YEARS

Elder House, St Georges Business Park, 207 Brooklands Road, Weybridge, KT13 0TS

For viewing and further information contact:



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Key Benefits

- Fully refurbished
- New air-cooling/heating
- New ceilings
- New LED lighting
- Raised floors
- Double height reception



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RICS

Description

The property comprises a modern self-contained office building which is in the process of being fully refurbished and modernised to a high standard. The building benefits from an excellent on-site car parking ratio of 1 space per 223 sq ft (49 plus spaces).

Location

This property is set within St Georges Business Park, Weybridge which fronts on to Locke King Road, just off the main B347 Brooklands Road. The building is approx. 15 minute walk from Weybridge main line railway station (approx. journey to London Waterloo – 29 minutes). The M25 can be easily reached via the A3 (2.6 miles) with junction 10 being approx. 4 miles from the property.

Accommodation

| Name | Sq ft | Sq m | Availability |
|--------|--------|----------|--------------|
| 1st | 5,441 | 505.49 | Let |
| Ground | 5,517 | 512.55 | Available |
| Total | 10,958 | 1,018.04 | |

Specification

This building has been fully refurbished and modernised and includes:

- New air-cooling/heating
- New ceilings
- New LED lighting
- Raised floors
- Double height reception
- Parking ratio 1:223 sq ft

Terms

Available on a new Fully repairing and insuring lease directly from the landlord on terms to be agreed

Availability



Summary

| | |
|----------------|---------------------------------------|
| Available Size | 5,517 sq ft |
| Rent | £32.50 per sq ft per annum, exclusive |
| Rates Payable | £12.46 per sq ft |
| Service Charge | £8.90 per sq ft |
| EPC Rating | C (62) |

Viewing & Further Information

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