






37 Church Street, Weybridge KT13 8DG

Quality Self-Contained Office Accommodation with Parking

TO LET

Area: 1,360 sq ft (126M²) | Rent: ROA |

- | | | | | | | | |
|------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------|
|  | Location Excellent town centre location |  | Boardroom Board room/private meeting room |  | Parking 5-6 parking spaces |  | Showers WC/shower facilities |
|------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------|

LOCATION:

Weybridge is an affluent town in the Elmbridge district of Surrey. It is located on the River Wey and is known for its vibrant mix of independent boutiques, high street chains, restaurants, cafes, and pubs as well as historic landmarks. With easy access to the M25 and good transport links into Waterloo it is a popular commuter town. The property is situated on Church Street, which merges into Weybridge High Street and benefits from a host of local amenities including: The Queen's Head Pub, The Giggling Squid and No 39 Bar.

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DESCRIPTION:

The property comprises quality ground floor office accommodation within an attractive two storey character building. Boasting an impressive double height atrium to the front, the office is mainly open plan and benefits from a private meeting room, male/female/disabled WCs and shower facilities, a kitchenette and high-end internal features including: exposed brickwork, LG7 lighting, a micro raised floor with power boxes, perimeter trunking and comfort cooling. To the front of the property is a gated forecourt providing parking for approximately 5 to 6 cars.

FLOOR AREA:

| FLOOR | AREA SQFT | AREA SQM |
|--------------|-------------------|----------------|
| Ground Floor | 1,360 | 126 |
| TOTAL | 1,360 sqft | 126 sqm |

AMENITIES:

- Town centre location
- Comfort cooling
- WC/shower facilities
- Private meeting room
- Exposed brickwork
- Micro-raised floors & LG7 lighting

LEASE: A new lease offered, the terms of which are to be agreed.

| | | | |
|------------------------|-------------------------|-----------------------|---------------------------------------------------------|
| RENT: | ROA | VAT: | Applicable. |
| SERVICE CHARGE: | Upon application. | RATES PAYABLE: | We have been informed the rateable value is £21,000. |
| EPC: | Available upon request. | LEGAL COSTS: | Each party to be responsible for their own legal costs. |

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