

# PROPERTY PARTICULARS

**PART 2<sup>ND</sup> FLOOR OFFICES TO LET**

**92.39 SQ M (994.51 FT)**



**BELGRAVE HOUSE**

**MONUMENT HILL**

**WEYBRIDGE KT13 8RN**

Regulated by RICS



## LOCATION

Belgrave House is located on the A317 Monument Hill some 200 metres north of the town centre. The property is also situated close to the junction of Oatlands Drive (A3050), Queens Road (A317) and Hanger Hill (B373). Weybridge rail station is some 1 mile to the south of the property whilst the exclusive St Georges Hill is approximately 1.5 miles away.

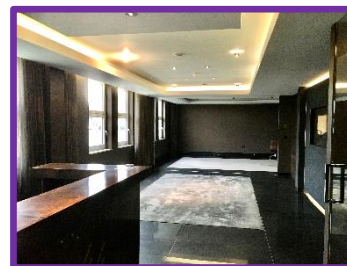
## DESCRIPTION

Belgrave House comprises a modern purpose built four storey office building with a dedicated gated car park to the rear approached from Baker Street. We have part of the 2<sup>nd</sup> floor offices to let. There is a W.C. within the demise, as well as a kitchen point. There are further male and female toilets within the common parts. There is a passenger lift serving the building. The offices are ideal for a small local business and are well presented, mostly open plan, with one separate partitioned office. There will be 3 car parking spaces.

## FLOOR AREA

Net Internal Area      92.39 sq m      (994.51 sq ft)

## INTERNAL PHOTOS



## EPC

To be assessed.

## TERMS

A new full repairing/decorating and insuring lease is available for a term to be agreed. The lease will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954.

## RENT

£25,000 per annum exclusive.

## SERVICE CHARGE

There is a service charge, further details upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

**VIEWINGS** - By appointment with Phil Eggerdon

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