

TO LET

High Quality Air-Conditioned Office

15,741 sq/ft.

85 Car Parking Spaces

Consort House 1 Princes Street Weybridge KT13 9TU



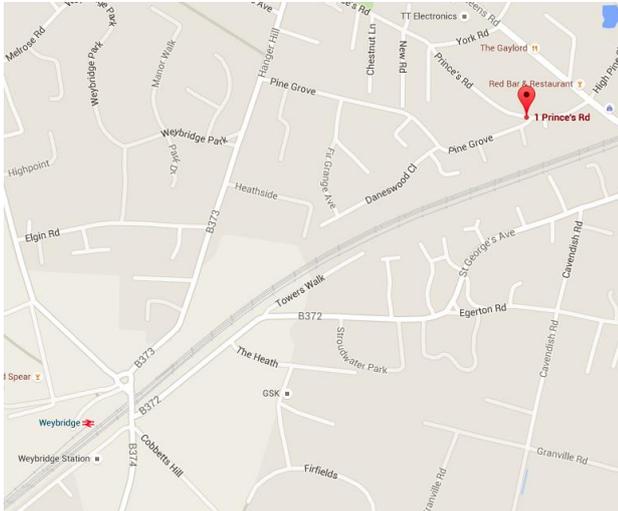
Consort House is prominently situated on the corner of Princes Road and Queens Road. The office is a 10 mins walk from Weybridge mainline train station, which provides a frequent and fast service with a journey time to London Waterloo of approximately 29 mins. Junction 10 of the M25 is a 9mins drive away. From the office there are a variety of shops and restaurants within a few seconds walk.

Description

Consort House was built in 1997 as a standalone high quality headquarters building, providing a total area of 15,741ft² NIA on three floors. The office has a newly installed Daikin air con system for whole building. Raised flooring throughout. 2.7m floor to ceiling height throughout the office areas. 85 Marked car parking space and passenger lift. Wide light open plan office accommodation with minimal columns or structural walls. Grid tiled ceiling with Cat 2 lighting system.

These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither Gray Point nor their employees have any authority to make or give any representation or warranty in relation to the property.

Location Plan



Rent

Passing rent is **£315,000 per annum** being an average overall cost of £20 per ft². There is an open market rent review 24 December 2017.

Accommodation

Ground floor office:	214 m ² or 2303 ft ²
Reception area:	37.05 m ² or 399 ft ²
1 st Floor office:	564.7 m ² or 6078 ft ²
2 nd Floor office:	568.56 m ² or 6120 ft ²
3 rd floor storage:	78.16m ² or 841 ft ²
Total NIA area:	1,462.47 m² or 15,741ft²

Terms

The accommodation is available as way of a formal assignment of the existing lease in its entirety. The lease expires on 24 December 2022. The lease has full protection of the Landlord and Tenant act 1954. The landlord may consider a new direct letting for a longer term subject to normal due diligence and internal processes.

Legal Costs

Each party to be responsible for their own legal costs.

Business Rates

The accommodation has a total rateable value of (2010) of £250,000. Based on the current UBR of 49.3p the Rates payable for 2015/2016 £123,250. Interested parties should make their own enquires through the local billing authority Elmbridge Borough Council Tel: 01372 474030.

VAT

All prices quoted are exclusive of VAT.

EPC – The building has an EPC rating of C

Viewing and further information

Viewings strictly by prior appointment with the sole agent details below.

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