

2ND FLOOR ANNEXE, LOCKE KING HOUSE

BALFOUR ROAD | WEYBRIDGE

KT13 8HD



**ATTRACTIVE REFURBISHED SELF-CONTAINED OFFICE
SUITE AVAILABLE IN THE CENTRE OF WEYBRIDGE
WITH PARKING.**

TO LET - 482 SQ FT (44.78 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Perimeter trunking
- Gas fired central heating
- Double glazed windows
- Parking Spaces
- Town centre location
- Internet included
- Recently Refurbished

LOCATION

The property occupies a prominent position on Balfour Road and are within easy walking distance of Weybridge town centre retail facilities and the mainline railway station which provides a journey time to London Waterloo of approximately 25 minutes.

The M25 Junction 11 is approximately 1.5 miles distant and the A3 Junction 10 is approximately 3 miles distant.

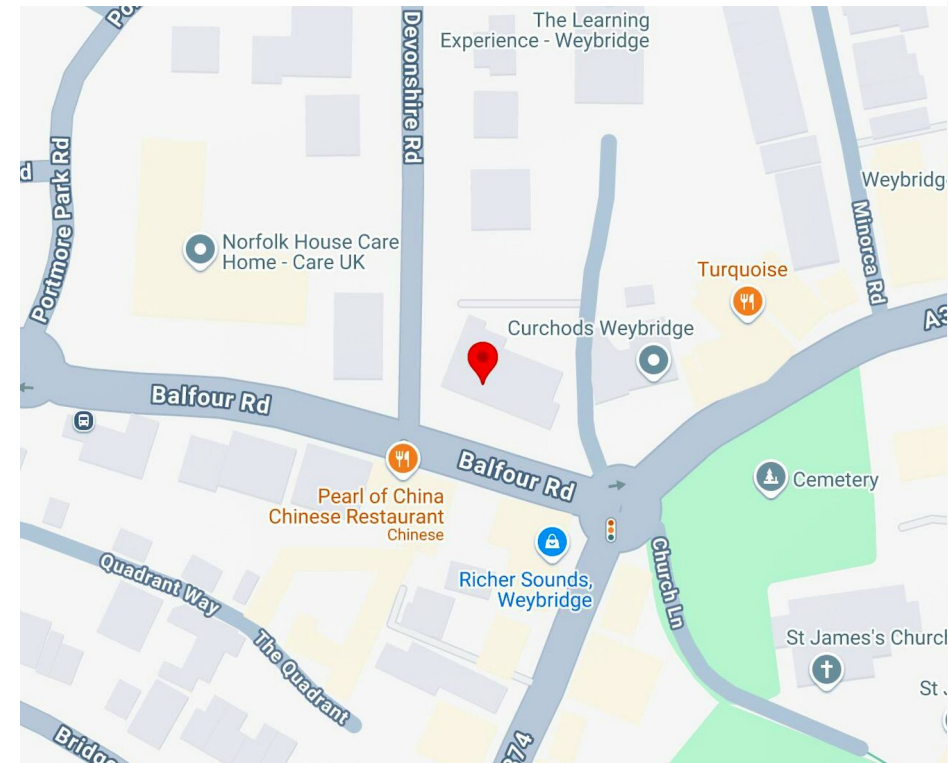
DESCRIPTION

Locke King House comprises a period building originally used as a cottage hospital. The property has been used as offices for many years and has been refurbished to provide high quality modern offices.

The available offices are located on the 2nd floor and benefit from being open-plan throughout. The offices are refurbished to provide modern office accommodation.

SPECIFICATION

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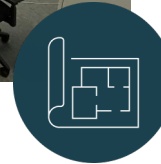
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Floor areas are approximate NIA



SERVICE CHARGE

The service charge is set at £8.00 per sq ft exclusive of utilities.

SUMMARY

- Rent: £19,000 per annum exclusive
- Available Size: 482 sq ft
- Rates Payable: £5,114.75 per annum
- Service Charge: £8 per sq ft exclusive of utilities
- EPC: C (69)

TERMS

Available on flexible terms to be agreed.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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