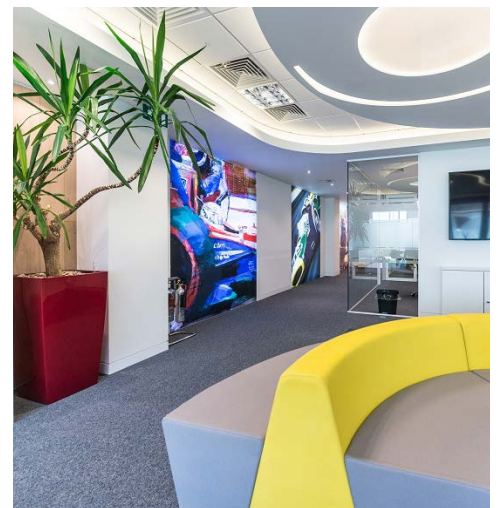


3 The Heights, Weybridge

Brooklands | **Surrey KT13 ONY**

HIGH QUALITY AIR CONDITIONED OFFICE SPACE



- **5,621 SQ FT (522 SQ M)**
- **FULLY FITTED SUITE**
- **GROUND FLOOR OFFICES**
- **24 CAR PARKINGS (1:234 SQ FT)**

DESCRIPTION

Introducing a splendid turnkey fully kitted office ready to occupy. The stylish interior is inspired by the renowned Brooklands racing circuit, providing a unique and vibrant workspace. Particular stand-outs include a stunning 12 seat, high spec. boardroom and an energising breakout zone. This space also provides a good mix of private offices and open plan accommodation, all benefitting from ample natural light

Situated on the established business park, The Heights, the offices additionally offer excellent connectivity being located approximately 25 miles south west of London and with good road connections to the M25, M3 and M4 motorways. Easy access to Weybridge mainline rail station via an estate bus service, which provides frequent rail services to London Waterloo.

The office benefits from:-

- **BUILDING SECURITY**
- **COMMS ROOM**
- **AIR CONDITIONING THROUGHOUT**
- **FULLY FITTED OFFICES**
- **24 CAR SPACES (1:234 SQ FT)**
- **EPC GRADE C**

Local amenities include Café Kix on the Business Park, as well as Tesco and Marks & Spencer.

SAT NAV: KT13 ONY

AREAS

Ground Floor: 5,621 SQ FT 522 SQ M

Measured on NIA.



TERMS

PASSING RENT £174,251 per annum exclusive.

LEASE The premises are available by way of an assignment or sublease. The existing lease runs until 2025.

BUSINESS RATES Rates are payable direct to the local authority. For further information, please make representations direct to Elmbridge Borough Council on 01372 474474.

SERVICE CHARGE There is a building and estate service charge. Further information available upon request.

LEGAL COSTS Each party will bear their own legal costs in connection with this transaction.

OCCUPATION

Immediate upon completion of legal formalities.



COMMERCIAL PROPERTY CONSULTANTS

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VIEWING By appointment through the sole letting agents.

www.newballerino.co.uk

Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are quoted as approximate. Financial Act 1989. Unless otherwise stated, all parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction.