

**131-135 Oatlands Drive
Weybridge
KT13 9LB**



**Commercial Unit
To Let**

From 1,245 sq. Ft (115.71 Sq. M) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

www.michaelrogers.co.uk

Location

Situated on Oatlands Drive close to the junction with St Marys Road in Weybridge.

Oatlands village car park is just 400ft away and there is on street parking. The area provides a variety of restaurants, cafes, and supermarkets.

The Property

The accommodation comprises of the entire ground floor. The unit has been used as an as a showroom for an interior design and architectural company. Layout, presentation room and fitments would suit similar business.

Description

The specification includes: -

- Comfort cooling and heating.
- Substantial kitchen.
- Bathrooms.
- Double glazing.
- LED lights.
- Solid ceiling.
- Part timber/tiled flooring.
- Storage.
- Excellent natural light.

The unit has the following approximate net internal area: -

FLOOR	SQ M	SQ FT
Ground	115.71	1,245

Energy Performance Certificate

Upon application.

Terms

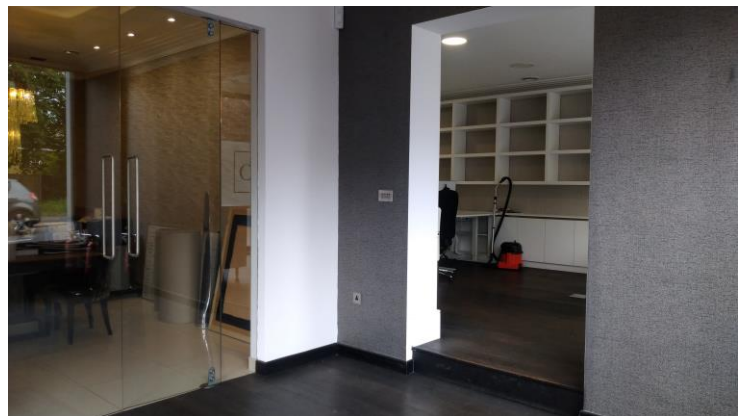
The unit is available on a new full repairing and insuring lease for a term by arrangement subject to 5 yearly upward only rent reviews.

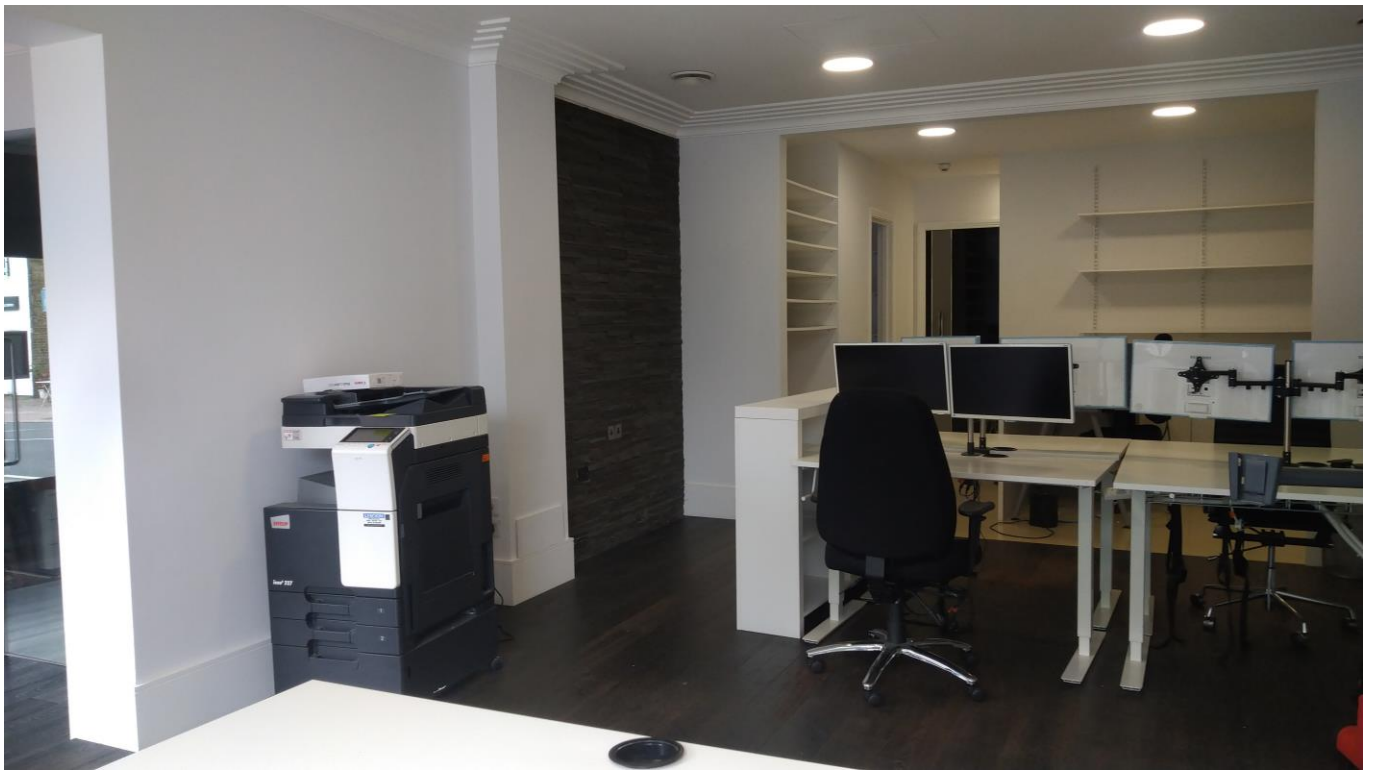
Rent

£29,950 per annum exclusive.

Use

Commercial use E.

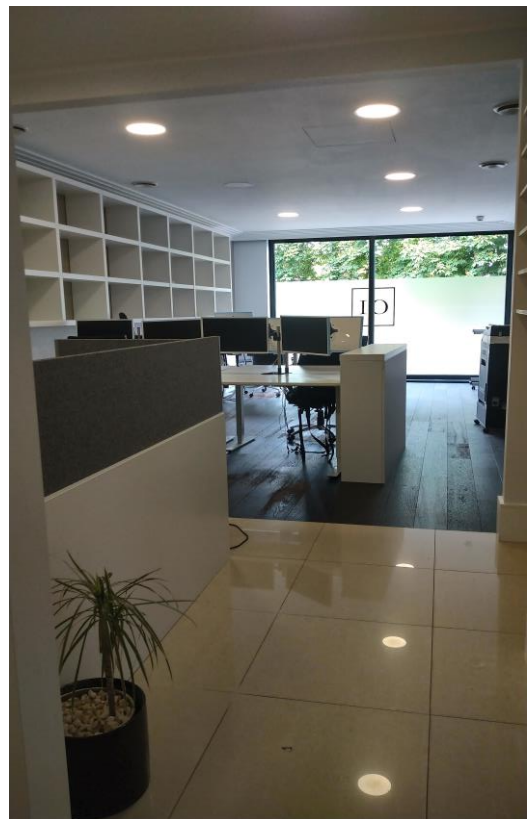




Rates

Rateable Value: £15,500 giving rates payable of £7,610.50.

Applicants are advised to make their own enquiries with the Valuation Office Agency.



Legal Costs

Each party to cover their own legal costs.

Anti Money Laundering

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Viewings

For further information please contact:

Michael Rogers

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Niall Christian: niall.Christian@michaelrogers.co.uk

Subject to Contract May 2024

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