TO LET

Weybridge - Offices
6,069 to 15,646 sq ft (563.83 to 1,453.56 sq m) NIA

Consort House, 1 Princes Road, Weybridge, Surrey, KT13 9TU

For viewing and further information contact:

Nic Pocknall
01372 360190
07770 416219
nic.pocknall@hurstwarne.co.uk

Key Benefits
- Large open plan office floorplates
- New Daikin air-conditioning system
- Shower facilities on ground floor
- Office cabled to CAT 5E throughout
- 85 marked car parking spaces (1:185 sq ft)
Location
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 34 mins.

Junction 10 of the M25 is a 9 minute drive away. Queens Road offers a superb array of local shopping and amenities including a Tesco Express, Cafe Rouge and numerous restaurants/cafes.

Description
Consort House was built in 1997 as a standalone high quality headquarters building, providing a total area of 15,646 sq ft on three floors.

The office has a newly installed Daikin air conditioning system for the whole building together with raised flooring throughout and a 2.7m floor to ceiling height. There are 85 marked car parking spaces.

Accommodation
Approx NIA floor areas:

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>3rd Floor</td>
<td>924</td>
<td>85.8</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>6,134</td>
<td>569.9</td>
</tr>
<tr>
<td>1st Floor</td>
<td>6,069</td>
<td>563.8</td>
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<tr>
<td>Ground Floor</td>
<td>2,128</td>
<td>197.7</td>
</tr>
<tr>
<td>Reception</td>
<td>391</td>
<td>36.3</td>
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<td><strong>Total</strong></td>
<td><strong>15,646</strong></td>
<td><strong>1,453.5</strong></td>
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Amenities
- Large open plan office floorplates
- New Daikin air-conditioning system
- 85 marked car parking spaces (1:185 sq ft)
- Officed cabled to CAT 5E throughout
- Raised floors, suspended ceilings and recessed lighting
- Approx 9-10 mins drive to M25

Lease
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.

Terms
The accommodation is available as way of a formal assignment of the existing lease in its entirety or to lease individual floors under a new sub-lease agreement.

Rent
£20 per sq ft passing subject to review in December 2017.

Energy Performance Rating
Following third party assessment, we understand that the energy performance rating for this property has been graded as C (51).

A copy of the Energy Performance Certificate is available on request from the agents.

Business Rates
Rates Payable: £139,272.50 per annum (based upon Rateable Value: £282,500 and UBR: 50.4p)

Interested parties should make their own enquiries with the relevant local authority.

Service Charge
Available upon request.

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

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

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CONSORT HOUSE
1 PRINCES ROAD · WEYBRIDGE · KT13 9TU
Consort House was built in 1997 as a standalone high quality headquarters building, providing a total area of 15,646 sq ft on three floors.

The office has a newly installed Daikin air conditioning system for whole building. Raised flooring throughout. 2.7m floor to ceiling height throughout the office areas.

85 Marked car parking spaces and passenger lift. Wide light open plan office accommodation with minimal columns or structural walls. Suspended ceilings with recessed lighting system.

The accommodation is available as way of a formal assignment of the existing lease in its entirety or to lease individual floors under a new sub-lease agreement.

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 34 mins.

Junction 10 of the M25 is a 9 mins drive away. Queens Road offers a superb array of local shopping and amenities including a Tesco Express, Café Rouge and numerous restaurants/cafes.

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The property has been measured by Plowman & Craven in accordance with the RICS Property Measurement (May 2015, 1st Edition) on an NIA basis. IPMS3 Areas are also available on request.

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.

Each party to be responsible for their own legal costs.

All prices quoted are exclusive of VAT.

The building has an EPC rating of C.
Floorplans are not to scale and are for indicative purposes only.
BUILDING SPECIFICATIONS

- Large open plan office floorplates
- Excellent natural light
- New Daikin air-conditioning system
- Bright reception area
- 1 x 8 Person Passenger lift
- WC’s on every floor
- Shower facilities on Ground floor
- Storage facilities on 3rd floor
- 85 marked car parking spaces
- Full access raised floor
- Suspended ceiling throughout
- EPC – C
- Only 10 mins walk to Weybridge station
- Fast train from Weybridge to Waterloo approx. 34 mins
- Excellent array of amenities on the doorstep
- Superb parking ratio of 1:185 sq
- Approx. 9-10 mins drive to M25
- Office cabled to CAT 5E throughout

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk