HIGH QUALITY HEADQUARTERS BUILDING, PROVIDING A TOTAL AREA OF 15,646 SQ FT ON THREE FLOORS.

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.

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 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.

RENT
On application to the joint sole agents.

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.

ACCOMMODATION

<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>
</tr>
<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>
</tr>
<tr>
<td>Total</td>
<td>15,646</td>
<td>1,453.5</td>
</tr>
</tbody>
</table>

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.

LEGAL COSTS
Each party to be responsible for their own legal costs.

VAT
All prices quoted are exclusive of VAT.

EPC
The building has an EPC rating of C.
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