



## Quadrant Courtyard

Quadrant Way, Weybridge, KT13 8DR

### Economic ground & first floor office suites

449 to 3,303 sq ft

(41.71 to 306.86 sq m)

- Well located affordable office suites
- Allocated parking in private courtyard
- 15 minutes walk from Weybridge railway station
- Town centre location near Weybridge amenities
- 100% Small Business Rates may be available

# Quadrant Courtyard, Quadrant Way, Weybridge, KT13 8DR

## Summary

Available Size	449 to 3,303 sq ft
Business Rates	100% Small Business Rates Relief may be available, please make your own enquiries with Elmbridge Borough Council
Service Charge	Further details on application
EPC Rating	C

## Description

Quadrant Courtyard comprises 12 office suites arranged over ground and first floors with shared WC facilities and an allocated parking space per office suite.

## Location

The property is situated on Quadrant Way, between Weybridge and Bridge Road, in a prominent location near to Weybridge High Street.

Weybridge benefits from excellent road networks with the town being 2 miles from Junction 11 of the M25 at Chertsey and the A3 is 4 miles distant at the Cobham Junction. This in turn gives easy access to the national motorway network and Heathrow and Gatwick Airports.

Weybridge also benefits from a mainline railway station approximately 15 minutes walk away providing a fast and frequent service to London Waterloo.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - 1A	606	56.30	£10,750 /annum	Available
Ground - 1B	482	44.78	£7,250 /annum	Available
1st - 3B	701	65.13	£10,500 /annum	Available
1st - 4B	606	56.30	£9,250 /annum	Available
1st - 5A	449	41.71	£8,000 /annum	Available
1st - 6B	459	42.64	£7,000 /annum	Available
<b>Total</b>	<b>3,303</b>	<b>306.86</b>		

## Terms

The offices are available by way of new flexible leases for terms to be agreed.

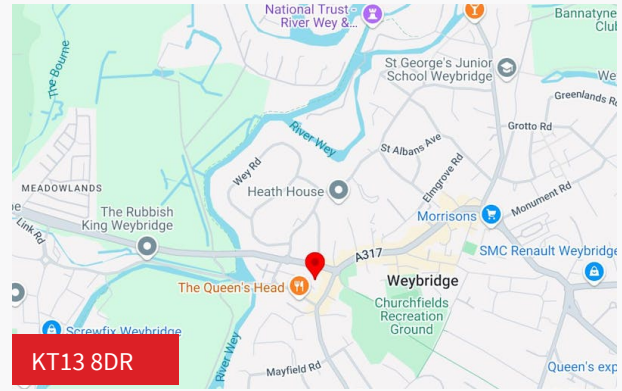
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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