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**EGi's Most Active Dealmaker - Surrey 2018/19**



**SALISBURY HOUSE, 20 QUEENS ROAD,  
WEYBRIDGE SURREY KT13 9XE**

Self-Contained, High Quality Office Building

**268 sq. m. / 2,885 sq. ft.**

Prominent Location in the Centre of Weybridge

May suit D1 or D2 Uses (subject to planning)

7 Parking Spaces



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
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**SALISBURY HOUSE, 20 QUEENS ROAD, WEYBRIDGE**

**Location**

Salisbury House is located on a prominent corner plot on Queens Road in Weybridge. The property is situated opposite to the parade of shops on Queens Road, and is a short walk (0.5 mile) from the High Street. Weybridge is an affluent town located within Elmbridge district, its main line station provides services into London Waterloo and to Basingstoke. By car there is convenient access onto the M25 at junction 11 and onto the A3, London to Portsmouth trunk road, at Cobham.

**Description**

Salisbury House is a detached period property with a prominent turreted grey tiled roof. The building is set amongst an attractive walled garden, with a rear car park accommodating up to seven cars.

Internally the accommodation is arranged over three floors plus basement storage. It benefits from high ceilings and large sash windows. The ground and first floors each comprises four well-proportioned rooms plus kitchenette and WC facilities. The second floor has a smaller floor plate with two well sized rooms. There are consented plans to extend the building and increase the floor area by 272 sq. ft.

**Accommodation**

**Ground Floor:** 120.6 sq. m. / 1,298 sq. ft.  
**First Floor:** 109.1 sq. m. / 1,174 sq. ft.  
**Second Floor:** 38.4 sq. m. / 413 sq. ft.  
**Total:** 268 sq. m. / 2,885 sq. ft.

**Rent**

£80,000 p.a.

**Lease**

A new full repairing and insuring lease to be granted for a term to be agreed.

**Use**

Salisbury House has B1a office use. It may suit alternative D1 or D2 uses subject to planning.

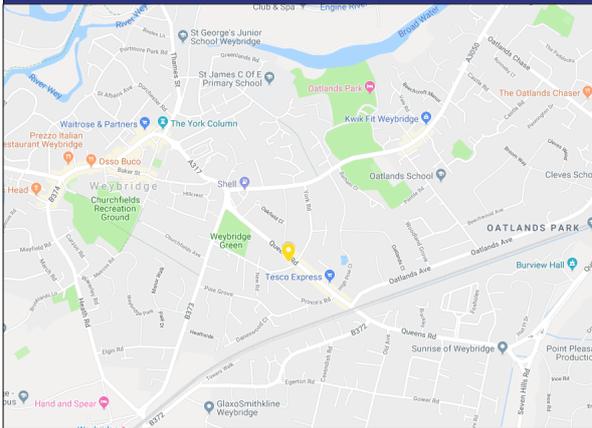
**Legal Costs**

Each party to bear their own legal costs incurred in the transaction

**EPC**

Rating: E - 110  
 Full report available on request

**Map**



**Internal Photo**



**Rates**

Rateable Value: £30,500  
 Rates Payable: £14,975.50

**Viewings**

Strictly by Appointment with the Sole Agent:

*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

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