



TO LET GROUND FLOOR OFFICE

6 BAKER STREET
WEYBRIDGE, SURREY, KT13 8AU

- Town centre location
- Self-contained office
- Immediately available
- Additional rear garden space available

382 sq ft (35.49 sq m)

SORBON **FLEX**

Side entrance
to office

KEY INFORMATION

Size: 382 sq ft (35.49 sq m)

Rent: £6,500 +VAT per annum

Business Rates: To be reassessed

Service Charge: Ad-Hoc

Lease: The suite is available on a new lease direct from the landlord.
A Sorbon Flex lease is also available on this property.

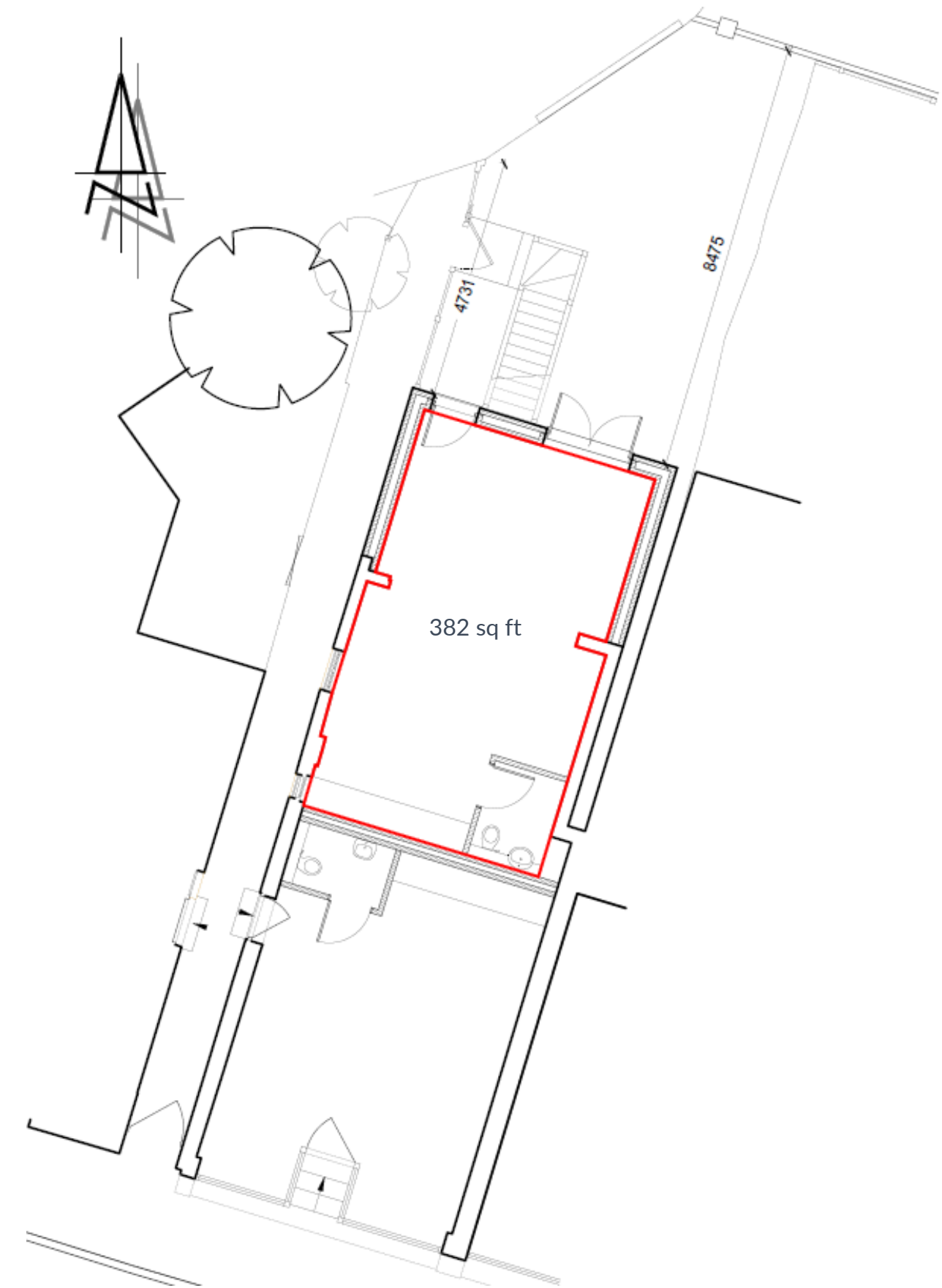
Legal Fees: Each party to bear their own costs

EPC Rating: To be reassessed

DESCRIPTION

The property comprises of a ground office unit within a two storey brick built period building under a pitched slate covered roof. Its to the rear of the retail parade, with a self-contained access and W.C.

The unit has been refurbished to a high standard and is ready for occupation.



Ground floor



Short Leases. Simple Terms. One Monthly Cost.

THIS OFFICE IS AVAILABLE WITH SORBON FLEX.

A smarter, simpler and quicker way to lease office space. Speak to our agent for more information and details of monthly rates.

WHAT IS SORBON FLEX?



All Inclusive Rent

One straightforward monthly cost covering:

- Rent
- Insurance
- Service charge
- Utilities
- Maintenance

(Excludes deposit, internet, phone and business rates, which may be subject to small business rates relief).



Flexible Terms

Initial 12 month commitment, followed by rolling break clauses thereafter. Ideal for businesses navigating growth, transition periods or hybrid working models.



A Short, Clear & Simple Lease

No jargon, No complex legal documents. Just a concise, lease that's easy to understand.

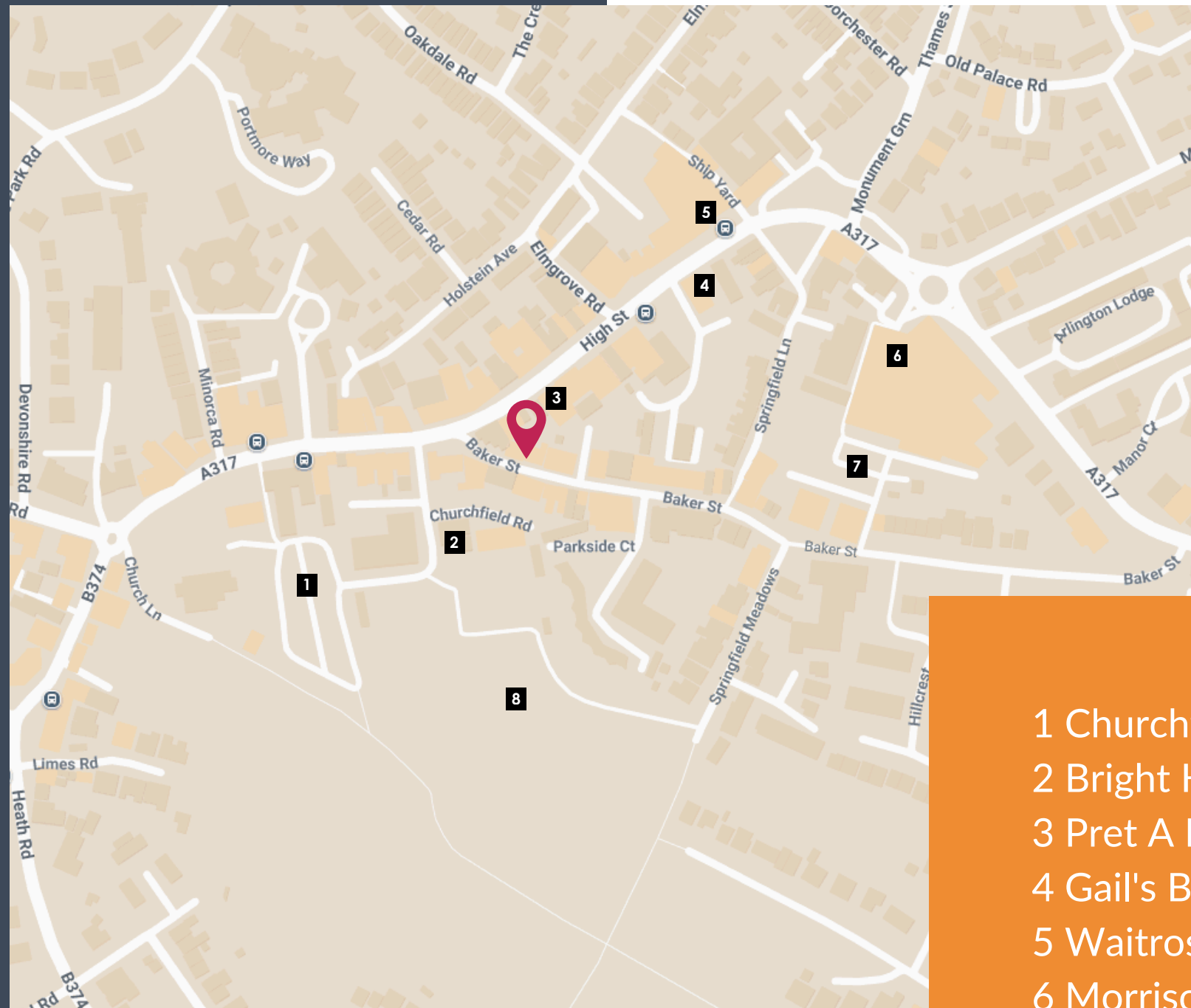


Your Own Dedicated Space

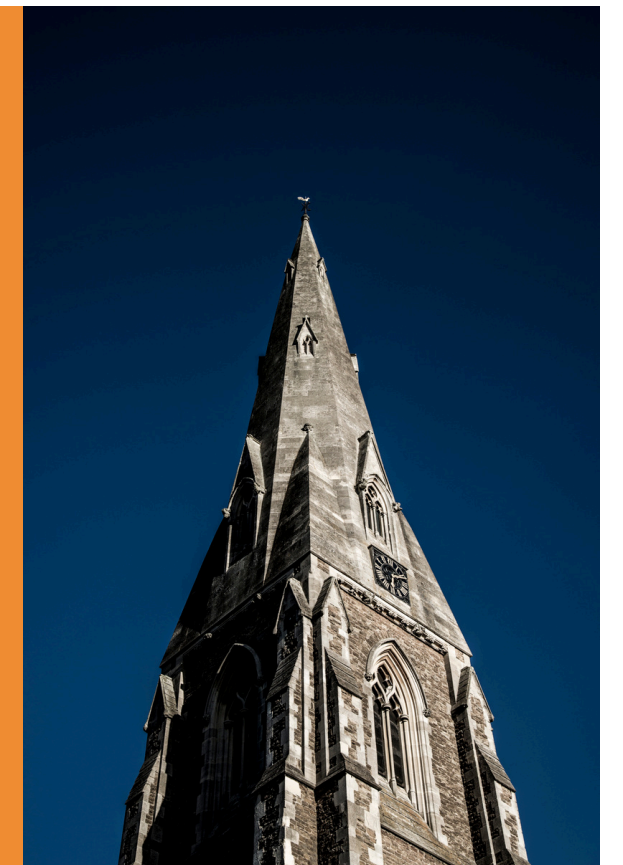
Your office is exclusively yours giving privacy, security and complete control. It also gives you the freedom to make the space truly your own, creating a workplace that reflects your brand identity and culture (subject to landlord approval).

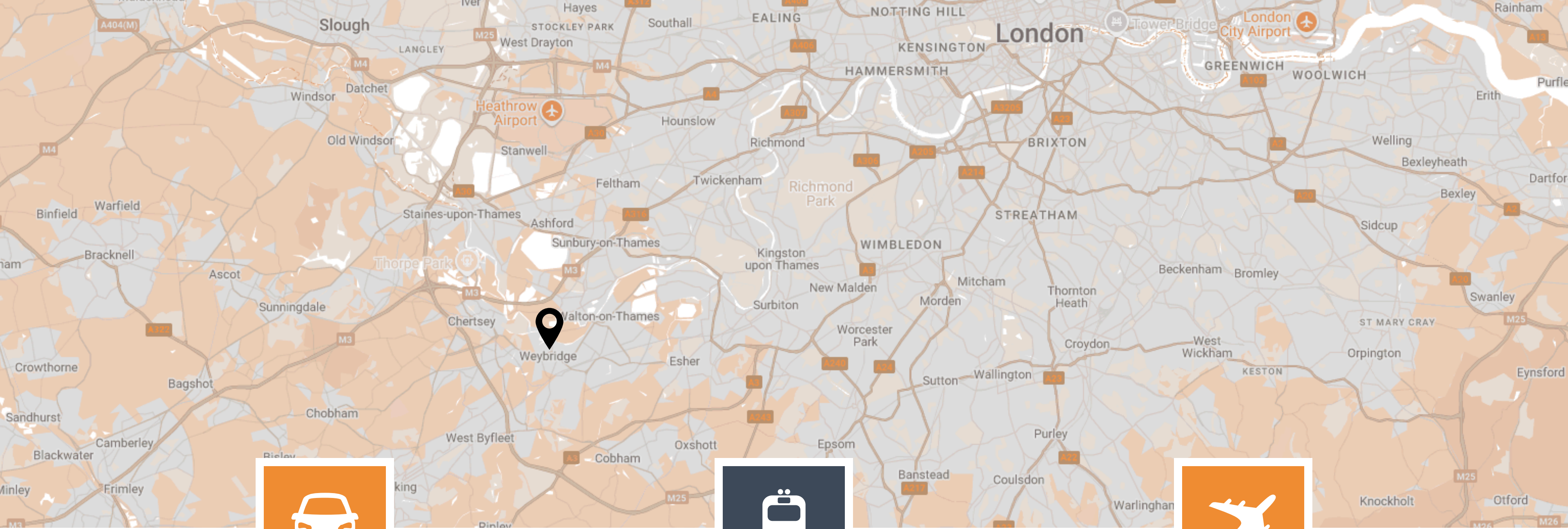
LOCATION

The property occupies a prominent position on Baker Street, right in the heart of Weybridge. It sits close to the junction with Church Street and the High Street, the town's main retail destination, home to a strong mix of national brands including Waitrose, Caffè Nero, Starbucks, Pret A Manger, TG Jones and Kokoro, alongside a diverse range of independent retailers.



- 1 Churchfield Road Car Park
- 2 Bright Horizons Day Nursery
- 3 Pret A Manger
- 4 Gail's Bakery
- 5 Waitrose
- 6 Morrisons
- 7 Baker Street Car Park
- 8 Churchfield Recreation Ground





CAR

2.8 MILES TO M25 (J11)

Junction 11 of the M25 motorway is in close proximity providing good access to the motorway network.



TRAIN

1 MILE TO WEYBRIDGE STATION

Weybridge mainline railway station provides access to London Waterloo with a journey time of approximately 30 minutes.



AIRPORT

8.5 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Weybridge.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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Please note that all images are for illustrative and indicative purposes only.

June 2026

Owned and managed by:

SORBON
ESTATES

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