

OFFICES  
at  
THE GEORGE

45 Guildford Street, Chertsey KT16 9BA

[www.officesatthegeorge.com](http://www.officesatthegeorge.com)



**6** NEW  
AIR-CONDITIONED  
OFFICE SUITES

FROM 437 sq ft - 3075 sq ft  
(41-286 sq m)

- FLEXIBLE TERMS

- 'PLUG AND PLAY' OPTION



# ABOUT



Offices at The George has been created on the site of the former George Inn which dates back to the early 1600s. The facade and the historic flank wall have been restored from the original three bay building. The final result is a unique, managed office building in a historic setting, yet providing modern and efficient offices which have character and central convenience to town centre.

The property is gated and the internal layout of the building is flexible offering up to six flexible self-contained office suites, or a combination of suites or available in its entirety. The property is equipped with the facilities below, with further optional extras (see page 4).



CYCLE  
STORAGE



EPC - B



CAR  
PARKING

+ PRE-WIRED  
FOR EV  
CHARGING  
POINTS



RAISED  
FLOORS



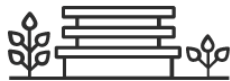
TEA-POINT  
CONNECTIONS



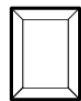
AIR  
CON



SHOWERS  
& WCS



NEARBY  
PARK



DOUBLE  
GLAZING



GATED  
BUILDING

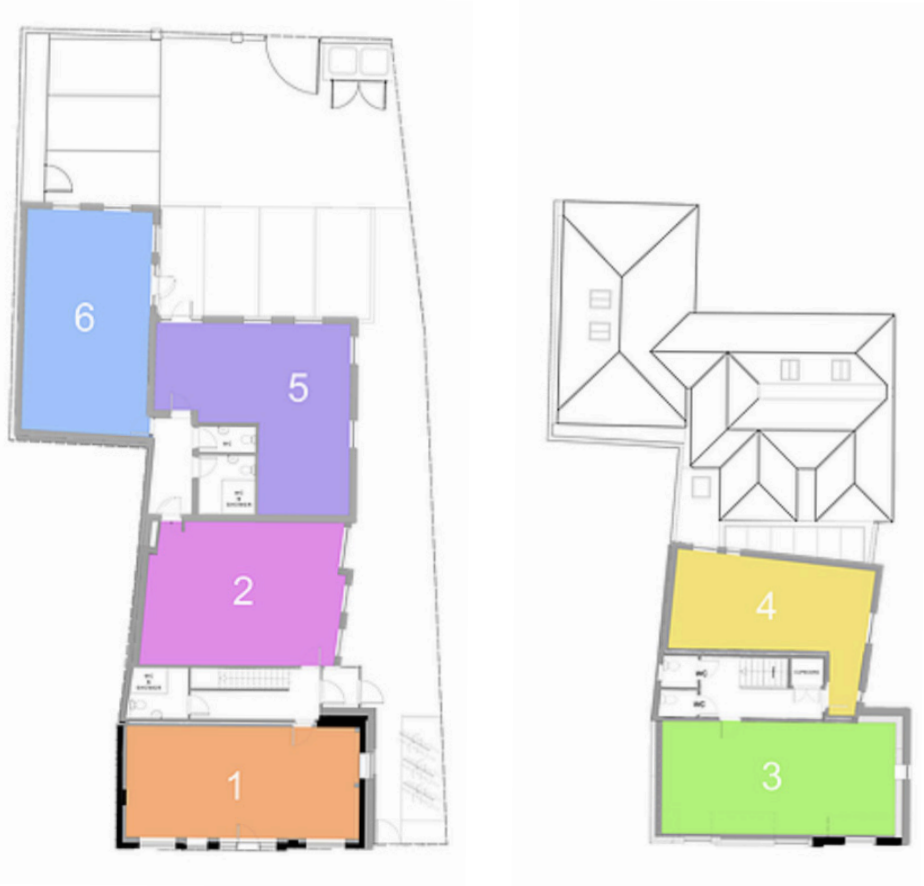


NATURAL  
LIGHT



FIBRE

# FLOORPLAN



## SUITE 1

SIZE 512 Sq ft  
48 M<sup>2</sup>

*Charming yet modern character* office suite 1 with raised flooring. This first suite is accessed via the entrance lobby. The character of the building is visible in the original historic features including restored heritage double-glazed windows to Guildford street and side elevations.

## SUITE 2

SIZE 543 Sq ft  
50 M<sup>2</sup>

*Light, spacious and modern*, Suite 2 is fitted with northern aspect large roof light, providing lots of soft natural light and raised flooring. This second suite is accessed via the entrance lobby with the flexibility of additional access to the suites 5 & 6.

## SUITE 3

SIZE 494 Sq ft  
46 M<sup>2</sup>

*Characterful, quirky and modern*, Suite 3 is accessed via the entrance lobby + staircase. The combination of vaulted ceilings, raised flooring, skelings, low set heritage windows and restored, exposed original medieval timbers create a unique, quirky working environment with first-class modern facilities.

## SUITE 4

SIZE 437 Sq ft  
41 M<sup>2</sup>

*Bright, flexible and modern*, Suite 4 has large roof lights and raised flooring. This fourth suite is accessed via the entrance lobby. The window to the side elevation is a rare, historic sliding York sash which, has been restored and resited in its original position.

## SUITE 5

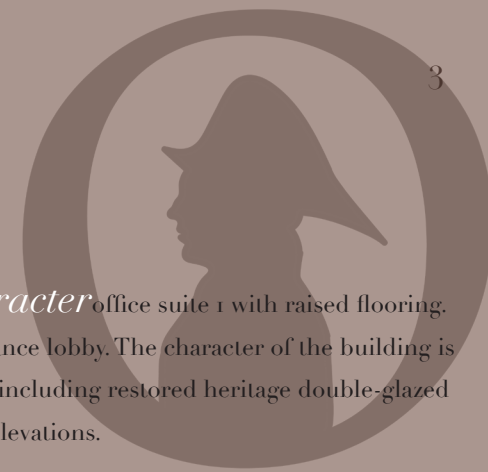
SIZE 527 Sq ft  
49 M<sup>2</sup>

*Spacious, flexible and modern*, Suite 5 has an L-shaped working space with its own entrance, sited on the original footprint on the 18th century extension. It has a vaulted ceiling, raised flooring and modern dual aspect double-glazed windows. It can easily be linked to suite 2 and/or suite 6.

## SUITE 6

SIZE 562 Sq ft  
52 M<sup>2</sup>

*Spacious, light and modern*, Suite 6 is a flexible working space with its own entrance. It has a high vaulted ceiling, dual aspect modern double-glazed windows and raised flooring. It can be easily be linked to suite 2 and/or suite 5.



# OCCUPATION

Each suite includes the features shown on page 2, including self-contained air-conditioning.

## Occupation:

The Offices at the George provide a fully managed and professional service including:

- o Help number for enquiries and repairs
- o Cleaning of common areas
- o Waste collection
- o Buildings insurance
- o Own electricity meter for separate billing
- o Clear individual invoicing of rent and service charges

## Optional extras:

There is a “Plug and play” fully furnished option available and other optional extras which can be made available at an extra cost. These include:

- o Fully furnished space, to occupiers’ requirements
- o Fitted Tea-Point
- o Cleaning office space
- o Virgin Business Fibre (including VOIP phone lines)
- o Hygienic door handles

Occupiers with an electric vehicle should qualify for a Government Grant to connect to the 7.5 KW “fast-charger” supply provided to each space.



In addition to being in an excellent location, the office is newly created to be highly efficient and allow a first-class working environment.

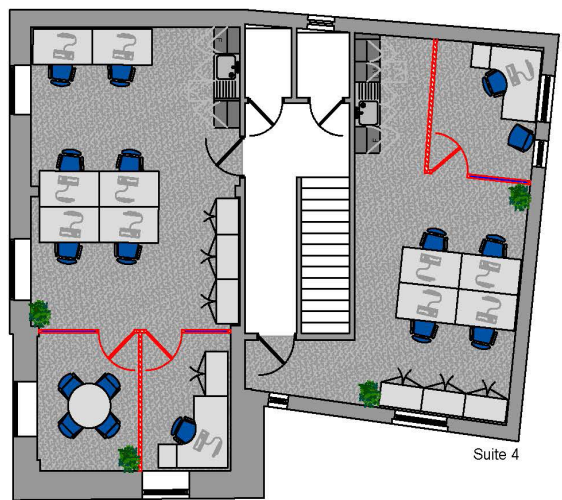




# LAYOUT



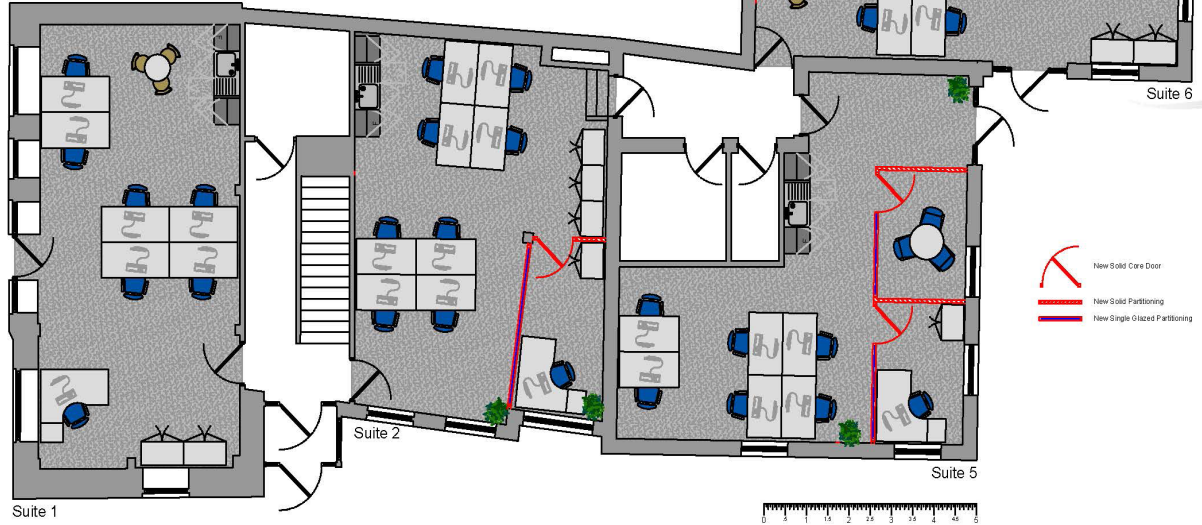
First Floor



Suite 3

Suite 4

Ground Floor



Suite 1

Suite 2

Suite 5

Suite 6

- New Solid Core Door
- New Solid Partitioning
- New Single Glazed Partitioning

REV	DESCRIPTION	DATE
A	Teapoints Added	21/04/20



**NOVEX SOLUTIONS LIMITED**  
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 Telephone: 01845 455 0000 Fax: 01845 455 0000  
 e-mail: enquiries@novexsolutions.co.uk  
 www.novexsolutions.co.uk

CLIENT	
Waverley Equity Properties Ltd	
PROJECT	
The George Inn 45 Guildford Street Chertsey	
DRAWING	
Initial Proposed Layouts	
SCALE	
1:50 @ A1	
DATE	DRAWN
18.03.09	LT
DRAWING NO.	REV.
2028.01	A

Possible building layout  
 (actual layouts to tenants  
 requirements)

# LOCATION



Offices at The George is located in the centre of Chertsey, just inside the M25, 15 minutes from Heathrow Airport and 0.1 miles from Chertsey Station. This thriving town also benefits from nearby towns; Windsor, Staines-on-Thames, Weybridge, and Woking.

A charming, flexible, adaptable and ideal location for a growing business or businesses in the region.



RAIL

- 0.1 miles from **Chertsey Station**
- 1.6 miles from **Addlestone Station**
- 2.8 miles from **Virginia Water Station**

- 4 minutes from **Junction 11 M25**
- 15 minutes from **Heathrow Airport**

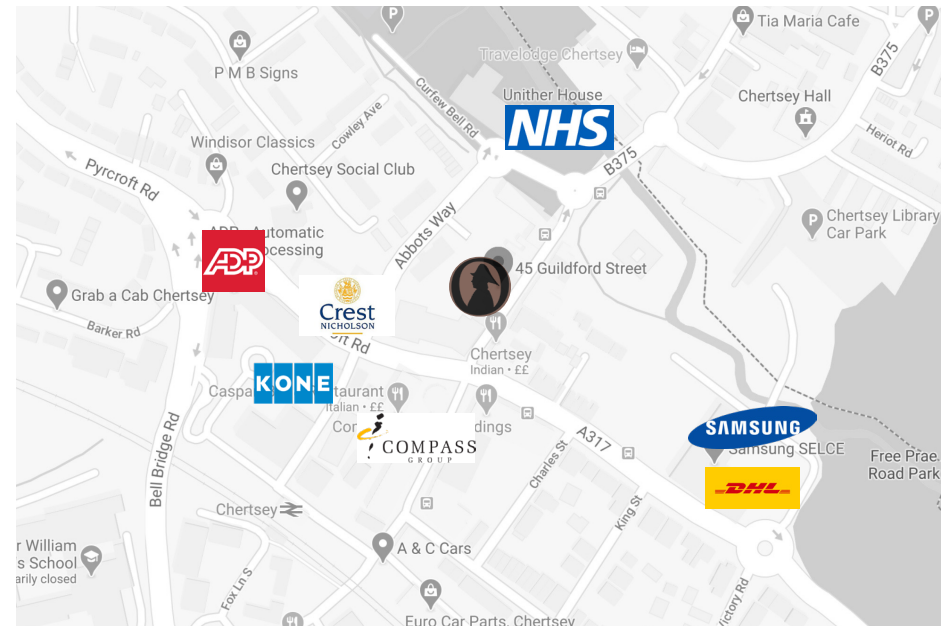


CAR

- 3 minutes from **Chertsey Station**
- 0 minutes from **town centre**
- 2 minutes to **park and river**



FOOT



Some services in the town include:



Sainsbury's



# CONTACT

For further information and to arrange an inspection please contact Vail Williams agents:



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