

**15 London Street
Chertsey
Surrey
KT16 8AP**



1,500 sq ft (139.35 sq m) approx

QUALITY AIR CONDITIONED OFFICES

TO LET

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL

www.michaelrogers.co.uk

Location:

The property is well located fronting onto London Street (B375), within Chertsey town centre. The M25 at Junction 11 is approximately 1/4 mile distant and Junction 2 of the M3 is approximately 4 miles. Both Heathrow and Gatwick airports are therefore within easy reach (10 miles and 32 miles respectively). Chertsey railway station is under a 10 minute walk (approximate journey time to Waterloo is 47 minutes).

Description:

The property comprises a high quality self-contained office building over ground, first and second floors. The available accommodation is situated on the second floor.

Amenities:

- 4 car parking spaces
- Air conditioned
- Male / Female WC's
- Impressive double height entrance atrium

Accommodation:

Floor	Sq Ft	Sq M
Second	1,500	139.35
Total	1,500	139.35

Terms / Rent:

A new full repairing and insuring lease is available for a term to be agreed. Rent: £42,000 per annum exclusive.

Rates:

We have been advised that the Rateable Value for the demise is £30,500 with rates payable of £14,609.50 (2017/8 – 47.9p in £). All interested parties are advised to check this information with the Runnymede Borough Council.

Service Charge:

Details available upon request.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:**Michael Rogers LLP – 020 8332 7788**

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Subject to Contract
February 2017

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