

TO LET



Chertsey - Offices

1,500 sq ft (139 sq m) NIA

Second Floor, 15 London Street, Chertsey, Surrey, KT16 8AP

For viewing and further information contact:



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Key Benefits

- Refurbished offices
- Air conditioning
- Town centre location
- 4 parking spaces



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RICS

Location

The property is well located fronting onto London Street (The 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 53 minutes).

Description

The property comprises a modern, self-contained office building over ground, first and second floors. The available space comprises the entire second floor, which is in the process of being fully refurbished to a high standard.

Amenities

- 4 car parking spaces
- Fully air conditioned
- Town centre location
- Impressive double height entrance atrium

Accommodation

Suite	Sq ft	Sq m
Second Floor	1,500 sq ft	139.35 sq m

Terms

The premises are available on new fully repairing and insuring lease direct from the landlord on terms to be agreed.

Viewings

Strictly by appointment only with the joint sole letting agents:

Hurst Warne - 01372 360190

Nicholas Pocknall - 07770 416219 / nicholas.pocknall@hurstwarne.co.uk

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Michael Rogers - 020 8332 7788

Chris Bulmer - chris.bulmer@michaelrogers.co.uk

Niall Christian - niall.christian@michaelrogers.co.uk

Rent

£42,000 per annum.

Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as 83(D).

A copy of the Energy Performance Certificate is available on request from the agents.

Business Rates

£12,052.25 per annum approximately (based on a Rateable Value of £24,250 and applying the current uniform business rate).

Interested parties should make their own enquiries with the relevant local authority.

Service Charge

£6.23 per sq ft

A service charge is levied for the upkeep and maintenance of the building. Further details from the agent.



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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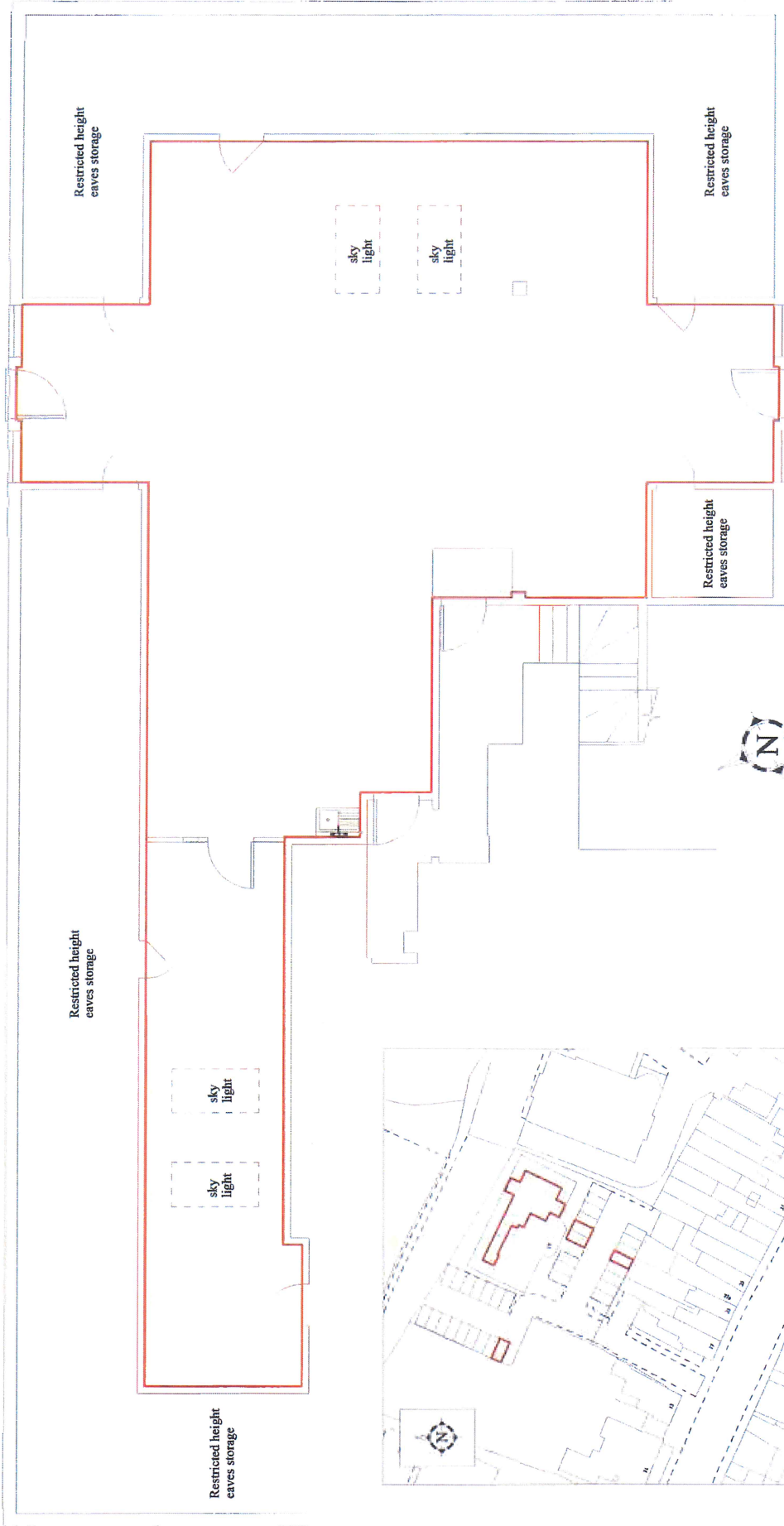
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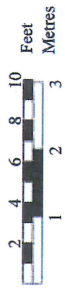
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Second Floor



Location plan Scale 1:1250

Scale 1:100 @A4
 Drawing no: 23081/3969
 Drawn on: 10/07/2014
 Revision 0

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