



46 Station Road

Chertsey, KT16 8BE

Light Industrial/Office Premises

5,669 sq ft

(526.67 sq m)

- Located close to Junction 11 of the M25
- Flexible workshop/office accommodation
- Suitable for a variety of uses
- Three phase power
- Easy access to Chertsey station and town centre
- LED lighting
- Three electrically operated shutter doors

Summary

Available Size	5,669 sq ft
Rent	£60,000 per annum
Rates Payable	£23,976.95 per annum
Rateable Value	£48,050
EPC Rating	C (60)

Description

The property comprises of an industrial and office building offering versatile accommodation suitable for a wide range of commercial occupiers.

The warehouse element is of steel portal frame construction with a minimum eaves height of 3.1 metres. It benefits from three electric roller shutter doors. The office comprises of mainly open plan accommodation with a meeting room/office.

Other features include:

- Translucent roof panels providing natural light.
- Gas warm air blower heating.
- Separate kitchenette and W/C for offices.
- Two W/Cs and additional kitchenette rear of industrial.
- Suspended LED lighting in the offices.
- Three-phase power.

Location

The property is situated in the heart of Chertsey, approximately 0.3 miles east of the Town Centre and 0.4 miles from Chertsey Railway Station, which provides regular services to London Waterloo via Staines or Weybridge.

Excellent road connections are available via Junction 11 of the M25, located just 1.2 miles to the south-west. Heathrow Airport lies approximately 10 miles to the north, making this an ideal base for both local and regional operators.

Accommodation

The accommodation comprises the following areas:

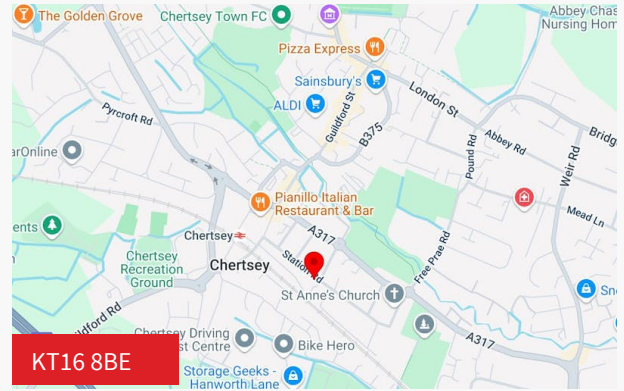
Name	sq ft	sq m
Ground - Industrial	4,779	443.98
Ground - Office	889	82.59
Total	5,668	526.57

Terms

Available to let on a new Full Repairing and Insuring lease for a term to be agreed. Flexible lease terms considered.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

Richard Newsam
01483 730060 | 07554 455920
rnewsam@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 05/09/2025



