

Chertsey Gate East

London Street, Chertsey, Surrey KT16 8AP

NewBallerino
& Company

www.newballerino.co.uk

High specification town centre office—To Let
3,143 sq. ft. (292 sq. m)



Key Features

- Secure gated environment
- Excellent parking
- Air conditioning
- Fully refurbished
- Competitive occupancy cost



LOCATION

Chertsey gate is within walking distance of the town centre and all of its banks, shops, restaurants and other facilities. London Street also provides easy access to the M25 motorway (1.75 miles), the M3 and the entire motorway network. Heathrow Airport is only a 15 minute drive away and is easily accessible. Chertsey has a main line railway station connecting with London Waterloo (45 minutes).

DESCRIPTION & AMENITIES

Chertsey Gate East is a prestigious development in the centre of Chertsey, providing high specification office accommodation with secure basement car parking. The available space is situated on the second floor. Amenities include:-

- Secure gated environment
- Four pipe fan coil air conditioning
- Raised floors
- Suspended ceilings
- Passenger lift
- High specification toilet and shower facilities
- Large impressive reception
- 11 car parking spaces (1:284 sq. ft.)
- Extensive landscaping
- Category II lighting
- EPC D

AREAS

	Sq.ft.	Sq. m
First Floor	LET	LET
Second Floor	3,143	292
TOTAL	3,143	292

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

OCCUPATION

The offices are available immediately and ready to move into, following completion of legal formalities.

TERMS

RENT	£25 psf pa exclusive.
LEASE	A new fully repairing and insuring lease is available on terms to be agreed.
RATES	Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council on 01932 425415.

CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

Steve New M:07874 902123
Elliot McNish M: 07545 803419

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