

PROPERTY PARTICULARS

REFURBISHED SELF-CONTAINED OFFICE TO LET
APPROX. 153.28 SQ M (1,650 SQ FT)



12 STATION ROAD
CHERTSEY, SURREY KT16 8BE



Regulated by RICS

EH Eggerdon
& Holland
CHARTERED SURVEYORS
01932 215527
www.eggerdon-holland.co.uk

LOCATION

The offices are located in Station Road which is characterised mainly by residential property. The premises are a short walk from the town centre and the railway station which offers a service to London Waterloo (link line). Chertsey is approximately 20 miles south west of Central London and is strategically located for access to the M25 (Junction 11). This is turn provides access to the national motorway network as well as Heathrow & Gatwick Airports.

DESCRIPTION

This block of two storey offices was built in the mid 1980's and offers 1,650 sq ft of mainly open plan accommodation over ground and first floors. There is a main entrance door fronting Station Road as well as a back door leading to undercroft parking as well as further allocated spaces. The Landlord has recently finished complete internal refurbishment and all the windows have been replaced with new UPVC.

- Gas fired central heating
- Perimeter computer trunking
- Kitchenette
- W.C. facilities
- Carpeting
- Allocated car parking spaces



EPC

The office has an EPC rating of C64. A copy of the EPC is available upon request.

TERMS

A new full repairing and insuring lease is available for a term to be agreed. The lease will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954 Part 2 (as amended).

RENT

£32,000 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this transaction.

VIEWINGS

Viewings strictly by appointment only with Sole Agent:

T: 01932 215527

E: phil@eggerdon-holland.co.uk

