



CHERTSEY
GATE

LONDON STREET, CHERTSEY, KT16 8AP

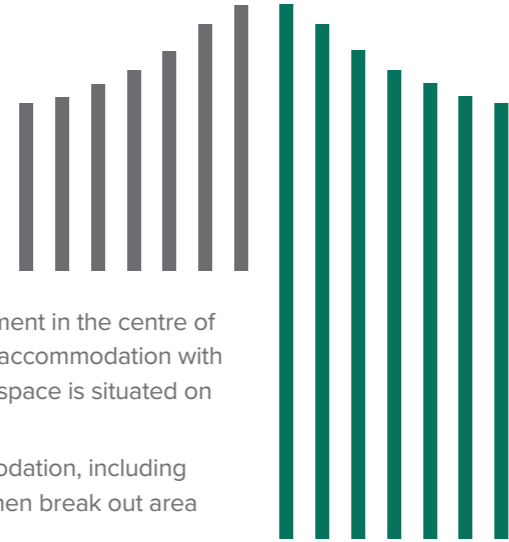


TO LET - 3,143 SQ FT (291.99 SQ M)

HIGH SPECIFICATION TOWN CENTRE OFFICES



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TOWN CENTRE
OFFICES - 3,143 SQ FT
(291.99 SQ M)**



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.

The office offers newly refurbished accommodation, including a welcoming reception plus a fully fitted kitchen break out area and meeting room/boardroom.





LARGE IMPRESSIVE
RECEPTION


COMMUNAL FURNITURE
PROVIDED


FULLY FITTED KITCHEN
READY TO USE


EPC SCORE D 86 RATING


RAISED FLOORS


SUSPENDED CEILINGS


11 CAR PARKING SPACES
(1,284 SQ FT)


SECURE GATED
ENVIRONMENT


2 PASSENGER LIFTS


EXTENSIVE LANDSCAPING


FOUR PIPE FAN COIL AIR
CONDITIONING

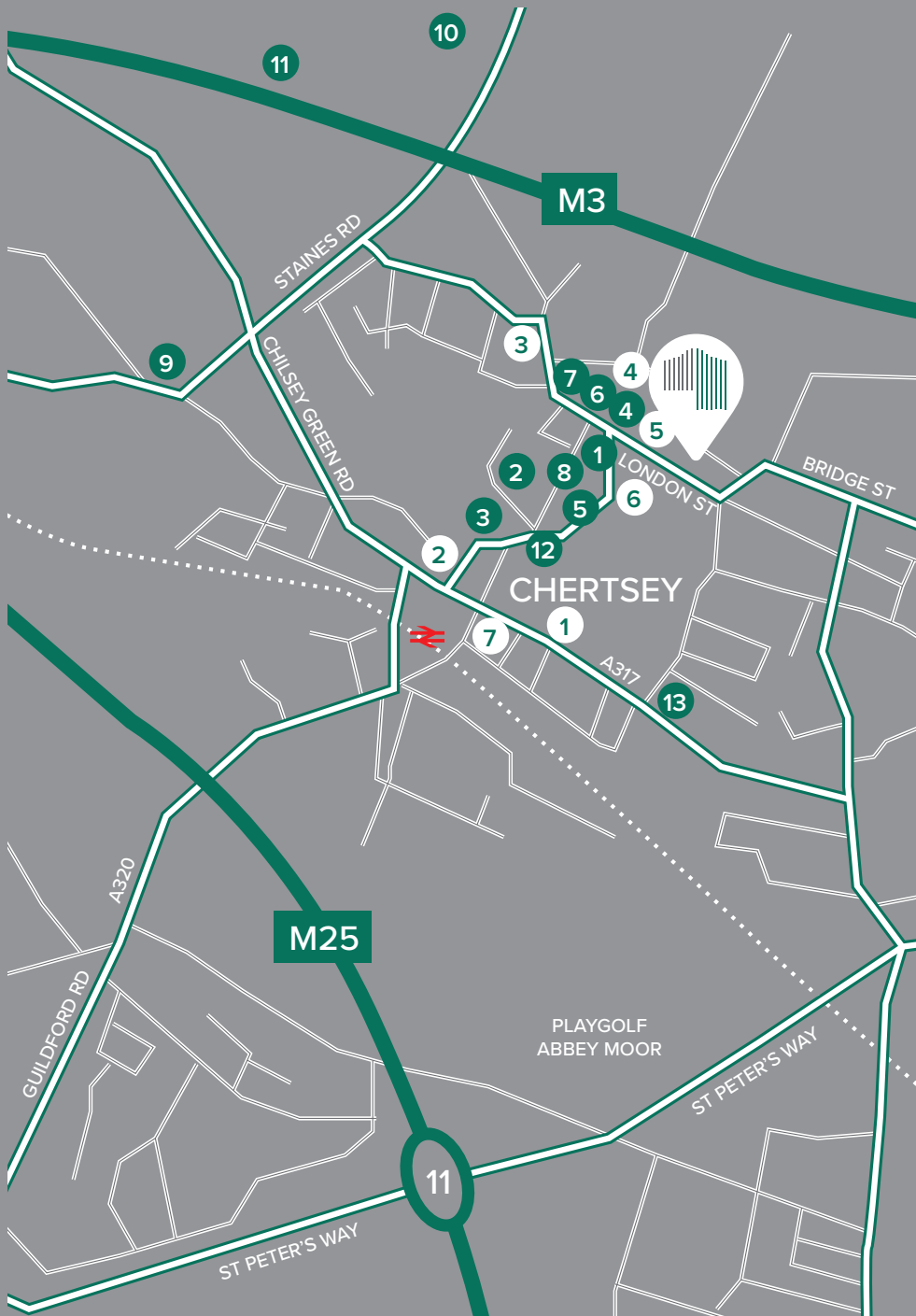

HIGH SPECIFICATION TOILET
AND SHOWER FACILITIES


CATEGORY II LIGHTING



EASILY ACCESSIBLE 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).



AMENITIES

- 1 Sainsbury's
- 2 Aldi
- 3 Travelodge
- 4 The Crown Hotel
- 5 Costa
- 6 Pizza Express
- 7 Ohanas Cafe Bistro
- 8 Natwest
- 9 The Golden Grove
- 10 Thorpe Park
- 11 Thorpe Lakes Watersports
- 12 River Bourne Health Club
- 13 Tesco Express

LOCAL OCCUPIERS

- 1 Samsung
- 2 Crest Nicholson
- 3 ION Geophysical
- 4 Toshiba TEC UK
- 5 F5 Networks
- 6 Hanwha Techwin
- 7 Compass Group Holdings

VIEWING & FURTHER INFORMATION

Rent - £25.00 per sq ft

Rates Payable - £9.78 per sq ft

Service Charge - £8.50 per sq ft

Estate Charge - N/A

EPC Rating - D (92)



**Vail
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