



Brook House

56 Guildford Street, Chertsey, KT16 9BE

Flexible ground floor office space

434 to 967 sq ft

(40.32 to 89.84 sq m)

- 967 sq ft of flexible ground floor offices
- Town centre location
- 5 minute walk to Chertsey train station
- 2 car parking spaces
- Includes a spacious kitchen and w/c
- Quoting rent inclusive of utilities

Summary

Available Size	434 to 967 sq ft
Rent	£25,000 per annum
Business Rates	N/A
EPC Rating	C

Description

Brook House is an attractive two-storey commercial building located in the heart of Chertsey, just moments from the high street and mainline rail station. The available ground floor accommodation includes two separate office suites which can be let individually or together providing flexible, affordable and well connected offices in the town centre. The premises include 2 car parking spaces.

Location

Guildford Street is one of Chertsey’s main thoroughfares, offering a range of retail and professional services. The property is approximately 0.25 km from Chertsey Station (approx. 5-minute walk), and benefits from excellent access to the M25 (J11) and M3, offering strong regional connectivity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Room 1	434	40.32	Available
Ground - Room 2	533	49.52	Available
Total	967	89.84	

Terms

New flexible lease terms to be agreed.

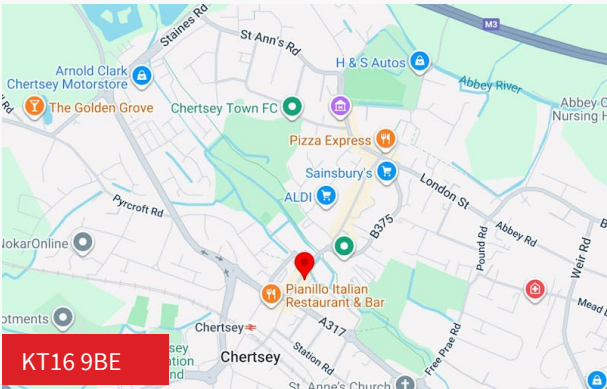
Anti Money Laundering

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

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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