

Office
FOR SALE

**HOLLIS
HOCKLEY**

AVAILABLE Q3 2026



Chertsey Gate West, Chertsey, 43-47 London Street, Chertsey, KT16 8AP

Chertsey Gate comprises Chertsey Gate East and Chertsey Gate West which are two standalone office buildings.

Summary

Tenure	For Sale
Available Size	1,882 to 10,389 sq ft / 174.84 to 965.17 sq m
Service Charge	N/A
Rates Payable	£11.40 per sq ft
EPC Rating	Upon enquiry

Key Points

- Attractive landscaped courtyard
- Four pipe fan coil air conditioning
- Male and Female WCs on each floor
- Suspended ceilings
- Large reception area within each building
- Car parking ratio of 1:254 sq ft
- Shower facilities
- Full access raised floors

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DESCRIPTION

Chertsey Gate comprises Chertsey Gate East and Chertsey Gate West which are two standalone office buildings situated in Chertsey town centre approximately 0.6 miles to the north east of Chertsey train station on the north side of London Street.

The property is located moments from the main retail offering along Guildford Street and Windsor Street and there is a large Sainsbury's Superstore 0.1 miles to the south west of the property.

LOCATION

Chertsey is an attractive M25 commuter town located within the affluent borough of Runnymede. The town is located approximately 21 miles (34 km) south west of Central London and 9 miles (14.5 km) south of Heathrow Airport.

Chertsey benefits from an excellent location at the intersection of the M3 (Junction 2) and M25 (Junctions 11&12). The town sits in close proximity to a number of key office centres which include; Weybridge (3 miles), Staines (3.5 miles) and Slough (12 miles).

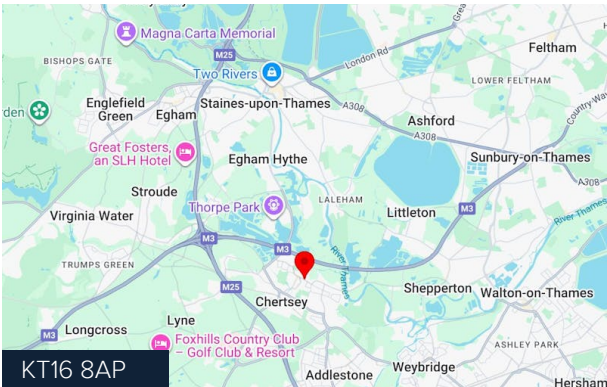
Chertsey Train Station provides a regular and direct service into London Waterloo with a fastest journey time of just over 1 hour. There is a faster service which runs via a change at Weybridge which takes approximately 50 minutes.

Chertsey lies 9 miles (14.5 km) south of Heathrow Airport. Gatwick Airport is situated approximately 30 miles (48 km) to the south east of the town.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	Availability
2nd	4,227	Coming Soon
1st	1,882	Coming Soon
Ground	3,661	Coming Soon
Unit - Reception	659	Coming Soon
Total	10,429	



Viewing & Further Information

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