

Office

TO LET



CURCHOD&CO



Second Floor Offices

73 Guildford Street, Chertsey, KT16 9AS

**Modern town centre office
with parking**

778 sq ft

(72.28 sq m)

- Central town centre location
- 1 car parking space included
- Great transport links
- Affordable rent

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	778 sq ft
Rent	£15,000 per annum
Rates Payable	£4,584 per annum
Rateable Value	£12,000
Service Charge	Upon Enquiry
EPC Rating	C (54)

Description

The available office suite is located on the first floor within a modern office building. Internally the suite has open plan accommodation with gas fired central heating via radiators, underfloor trunking, and an entry phone system.

Location

The property is situated in a prominent position on Guildford Street in Chertsey town centre which offers a wide range of amenities and services with representation from national multiples Sainsburys, Aldi, Barclays, Halifax, Lloyds Bank, Pizza Express, Post Office and Travel Lodge in addition to local and regional independents.

Chertsey benefits from being in close proximity to the national motorway network being approximately 2 miles from Junction 11 of the M25 and Junction 2 of the M3 which gives access to Heathrow and Gatwick airports. Chertsey station is under a mile from the property and offers a service to London Waterloo.

Accommodation

The accommodation comprises of the following Net Internal Area:

Room	sq ft	sq m	Availability
2nd	778	72.28	Available
Total	778	72.28	

Terms

Available on a new effective full repairing and insuring lease for a term to be agreed.

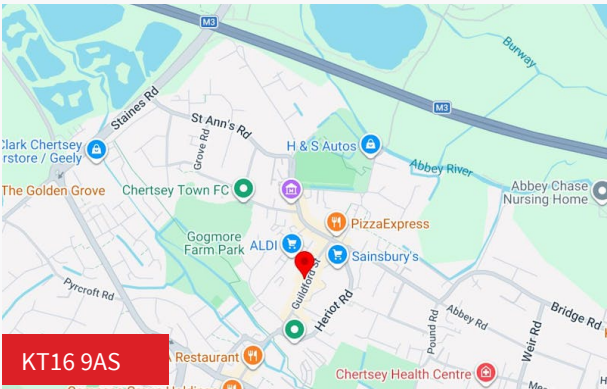
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and 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.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

More properties @ curchodandco.com

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