

# CHERTSEY

Abbey Groves, 31 Windsor  
Street, KT16 8AT



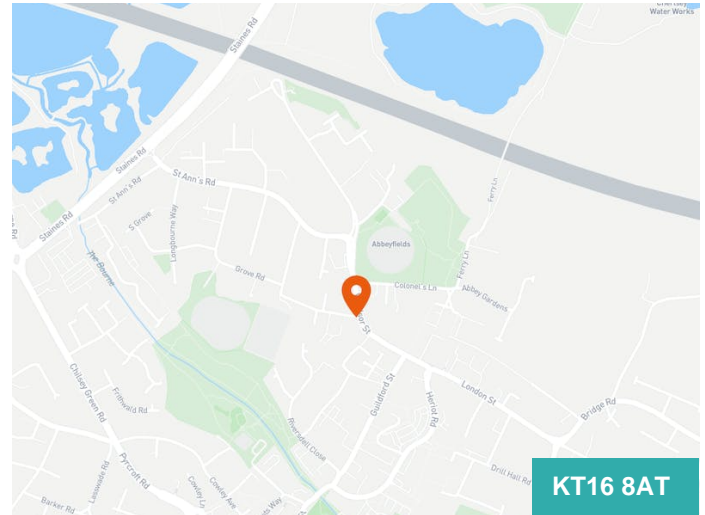
## OFFICE TO LET / FOR SALE

**9,090 TO 18,493 SQ FT**

- 18,493 sq. ft. on a site of 0.89 acres
- Minimum 65 parking spaces
- Secure gated self-contained site
- High-efficiency VRV air conditioning system
- Full access raised floors
- Suspended ceilings with LG7 lighting
- Double height feature reception with glass lift
- Designer wash rooms, including shower facilities
- Bike racks

**GRADE A HQ OFFICES FOR SALE/TO LET**  
**Suitable for Redevelopment (STP)**

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## Summary

<b>Available Size</b>	9,090 to 18,493 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	B (46)

## Description

Abbey Groves provides 9,090-18,493 sq.ft. of self contained office space set within a secure gated site of 0.89 acres. The building is currently laid out as an office, but could be used for a variety of uses (STPP) such as medical or clinic, technical or research and development space, or possibly conversion to residential. Prior approval has been granted for redevelopment into 16 residential units.

## Location

Chertsey is a superb office location just off Junction 11 of the M25. This position offers excellent access to London with both Heathrow and Gatwick airports within easy reach. Chertsey railway station is a short walk. A busy high street with bars, restaurants and local attractions make Chertsey a great place to work and socialise.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	9,106	845.98	Available
Ground	9,090	844.49	Available
Ground - Reception	297	27.59	Available
<b>Total</b>	<b>18,493</b>	<b>1,718.06</b>	

## Viewings

Strictly by appointment through the joint sole agents.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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