



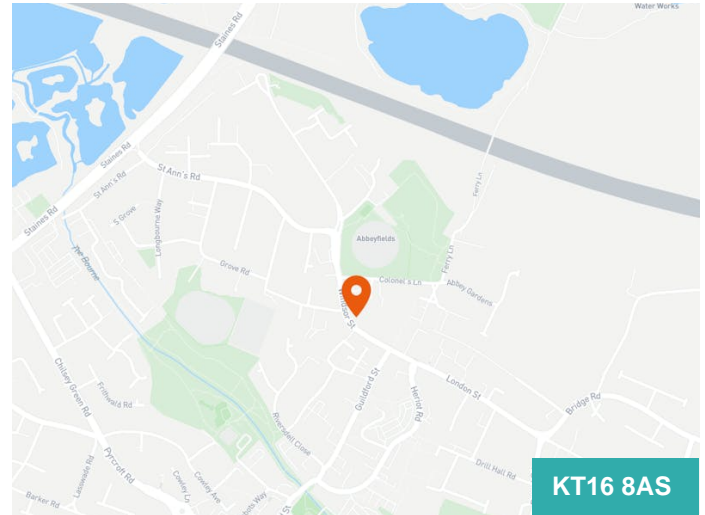
## OFFICE TO LET / FOR SALE

**1,690 SQ FT**

- Unique opportunity to purchase an attractive listed building
- Fully refurbished and currently used as an office
- Benefits from private courtyard garden
- New air conditioning throughout
- Feature glass floor basement and cellar with exposed staircase
- Benefits from a recently built rear apex roof modern extension
- Potential for conversion into a single residential dwelling subject to planning
- Benefits from one designated parking space located off Colonels Lane
- EPC B
- No VAT payable

**Character 3-Storey Fully Refurbished Office - For Sale/To Let  
Suitable for Alternative Uses STPP**

**vailwilliams.com**



## Summary

Available Size	1,690 sq ft
Rent	£37,000 per annum
Price	Offers in the region of £500,000
Business Rates	N/A
Service Charge	N/A
EPC Rating	B (31)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	890.61	82.74	Available
1st	320.16	29.74	Available
2nd	283.04	26.30	Available
Basement	135.52	12.59	Available
Basement - Cellar	60.66	5.64	Available
<b>Total</b>	<b>1,689.99</b>	<b>157.01</b>	

## Description

26 Windsor Street is an attractive character office which has been well maintained and benefits from a recent refurbishment. The building is set out over ground, first and second floors, with the ground floor benefiting from a recent modern extension which leads out into the private courtyard garden.

The ground floor benefits from a recently installed modern kitchen and bathroom, as well as more traditional features. The upper floors each benefit from 2 rooms, one to the front of the building and one to the rear, all with original fireplaces. New air conditioning has been installed throughout and the building is currently used as an office. It would be well suited for conversion into a single dwelling house subject to the relevant planning permissions.

## Location

Located in the heart of Chertsey Town Centre, Windsor Street is an attractive location with a mix of residential and business locations. 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, live and socialise.

## Viewings

Strictly through the sole agents listed below

## 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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