

**CHERTSEY**

**Abbey Studios, Church  
Walk, KT16 8AP**



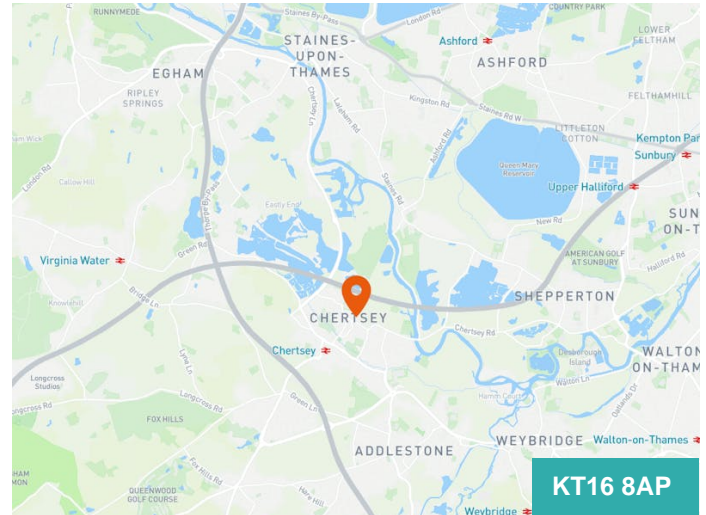
**OFFICE TO LET**

**2,210 SQ FT**

- Fully insulated roof
- Raised access floor
- Category II lighting
- Suspended ceilings
- Kitchenette facilities

**Versatile Studio/Office Workspace in the Heart of Chertsey Town  
Centre - To Let**

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## Summary

<b>Available Size</b>	2,210 sq ft
<b>Rent</b>	£40,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D (93)

## Description

Abbey Studio is a single storey ground floor self-contained building which offers office and showroom accommodation together with some storage. The premises is accessed from Church Walk and is to the rear of Pizza Express.

Abbey Studio would suit businesses looking for a mixture of uses such as studio / showroom space, as well as the potential for various alternative uses (STPP).

## Location

Abbey Studio is located within the town centre with all of its shops, restaurants and other facilities. London Street also provides easy access to the M25 motorway (1.75 miles), the M3 and the entire motorway network. Heathrow Airport is only a 15 minute drive away and is easily accessible. Chertsey has a main line railway station connecting with London Waterloo (45 minutes).

## Viewings

Strictly through sole letting 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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