

WOKING

Chertsey House, 61
Chertsey Road, GU21 5BN



OFFICE TO LET

2,800 SQ FT

- Potential for a 5,411 sq. ft. self contained building
- 2,800 sq ft currently available
- Air cooling
- Suspended ceilings
- LED lighting
- Raised floors
- On-site parking
- Less than 10 minutes walk to Woking Train Station



Summary

Available Size	2,800 sq ft
Rent	£27.50 per sq ft
Rates Payable	£7.35 per sq ft
Service Charge	£9.38 per sq ft
EPC Rating	C (60)

Description

Chertsey House forms the annex to the main Dukes Court complex. The available space is located on the ground floor of this two storey building, which provides a good mix of open plan and cellular offices/meeting space under its current configuration. There is a kitchen to the rear of the suite.

Location

The building is situated in a prominent position on the corner of Chertsey Road and Stanley Road. Woking mainline railway station is just a few minutes distant on foot, providing a fast and frequent service to London (Waterloo) with a journey time of approximately 25 minutes. Road access is also excellent, with junction 11 of the M25 being some 5 miles distant. Victoria Way multi-storey car park is located almost opposite the building where season tickets are currently available for additional parking if required.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,800	260.13	Available
Total	2,800	260.13	

Specification

- Annex to Dukes Court development
- Air cooling
- Suspended ceilings
- LED lighting
- Raised floors
- 3 on-site parking spaces
- Easy walking distance to station

Viewings

Strictly through joint letting agents listed below.

Terms

Available by way of a new FRI lease (by way of service charge) for a term by arrangement.

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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