

# 15 LONDON STREET

CHERTSEY, SURREY KT16 8AP

**\*\*\*RENTAL REDUCTION\*\*\***

[www.newballerino.co.uk](http://www.newballerino.co.uk)

Town centre first floor offices —To Let  
3,889 sq. ft.. (361 sq. m)



## Key Features

- High quality offices
- Air conditioning & raised floors
- Parking for 14 cars
- Town centre location
- To be refurbished



## LOCATION

The property is well located fronting onto London Street (B375), within Chertsey town centre. The M25 at Junction 11 is approximately 1/4 mile distant and Junction 2 of the M3 is approximately 4 miles. Both Heathrow and Gatwick airports are therefore within easy reach (10 miles and 32 miles respectively).

Chertsey railway station is under a 10 minute walk (approximate journey time to Waterloo is 47 minutes).

## DESCRIPTION & AMENITIES

The property comprises a modern, self contained office building over three floors. The available space comprises the entire first floor. To the front of the building there is a large secure car park.

The property has the following amenities:-

- Suspended ceilings with recessed lighting
- On-site car parking for 14 cars (ratio 1:285 sq ft).
- Fully Air Conditioned.
- Raised floors with floor boxes inserted.
- Impressive double height entrance atrium.
- EPC Rating D

## AREAS

	Sq.ft.	Sq. m
First Floor	3,889	361
<b>TOTAL</b>	<b>3,889</b>	<b>361</b>

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

## OCCUPATION

Available immediately upon completion of legal costs.

## TERMS

### PASSING RENT

**Only** £19.00 per sq. ft.

### LEASE

The current lease is for a term of 5 years from 31st October 2017, expiring 31st October 2022.

An assignment or sublease is available on terms to be agreed.

### RATES

Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council on 01932 425415.

### SERVICE CHARGE

£6.23 per sq ft A service charge is levied for the upkeep and maintenance of the building. Further details from the agent.

## CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

## VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

Steve New M:07874 902123  
Elliot McNish M: 07545 803419

### New Ballerino & Company

T: 01932 568844  
[www.newballerino.co.uk](http://www.newballerino.co.uk)

