



46 Station Road

Chertsey, KT16 8BE

## Light Industrial/Office Premises

5,669 sq ft

(526.67 sq m)

- Located close to Junction 11 of the M25
- Flexible workshop/office accommodation
- Suitable for a variety of uses
- Three phase power
- Easy access to Chertsey station and town centre
- LED lighting
- Three electrically operated shutter doors

## Summary

Available Size	5,669 sq ft
Rent	£60,000 per annum
Rates Payable	£23,976.95 per annum
Rateable Value	£48,050
EPC Rating	C (60)

## Description

The property comprises of an industrial and office building offering versatile accommodation suitable for a wide range of commercial occupiers.

The warehouse element is of steel portal frame construction with a minimum eaves height of 3.1 metres. It benefits from three electric roller shutter doors. The office comprises of mainly open plan accommodation with a meeting room/office.

Other features include:

- Translucent roof panels providing natural light.
- Gas warm air blower heating.
- Separate kitchenette and W/C for offices.
- Two W/Cs and additional kitchenette rear of industrial.
- Suspended LED lighting in the offices.
- Three-phase power.

## Location

The property is situated in the heart of Chertsey, approximately 0.3 miles east of the Town Centre and 0.4 miles from Chertsey Railway Station, which provides regular services to London Waterloo via Staines or Weybridge.

Excellent road connections are available via Junction 11 of the M25, located just 1.2 miles to the south-west. Heathrow Airport lies approximately 10 miles to the north, making this an ideal base for both local and regional operators.

## Accommodation

The accommodation comprises the following areas:

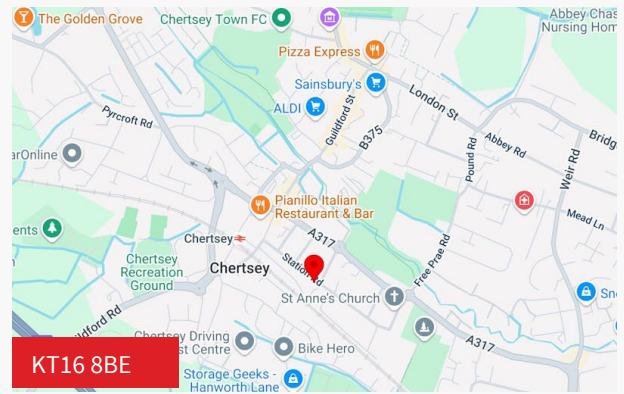
Name	sq ft	sq m
Ground - Industrial	4,779	443.98
Ground - Office	889	82.59
<b>Total</b>	<b>5,668</b>	<b>526.57</b>

## Terms

Available to let on a new Full Repairing and Insuring lease for a term to be agreed. Flexible lease terms considered.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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