



# GLOBAL HOUSE

CHERTSEY

Grade A Office accommodation coming soon

Fox Lane North, Chertsey, KT16 9HW

## DESCRIPTION

Global House, Chertsey is a modern headquarters office building comprising 17,000 sq ft of office space split across three floors. The property is located c. 20 miles from London and benefits from excellent transport links. The building benefits from 62 parking spaces, providing an excellent ratio of 1:275 sq ft.

The landlord is set to commence significant refurbishment of the property which will provide a Grade A specification to include LED lighting, new suspended ceilings, fully accessed raised floors, and a full refurbishment of common parts, toilets and reception area.

## ACCOMMODATION

| Floor        | Usage     | sq ft         | sq m            |
|--------------|-----------|---------------|-----------------|
| Ground       | Reception | 723           | 67.17           |
| 1st          | Office    | 8,576         | 796.74          |
| 2nd          | Office    | 7,748         | 719.81          |
| <b>Total</b> |           | <b>17,047</b> | <b>1,583.72</b> |



To be refurbished to Grade A offices



Town centre location



Next to Chertsey railway station



62 car parking spaces ratio of 1:275 sq ft

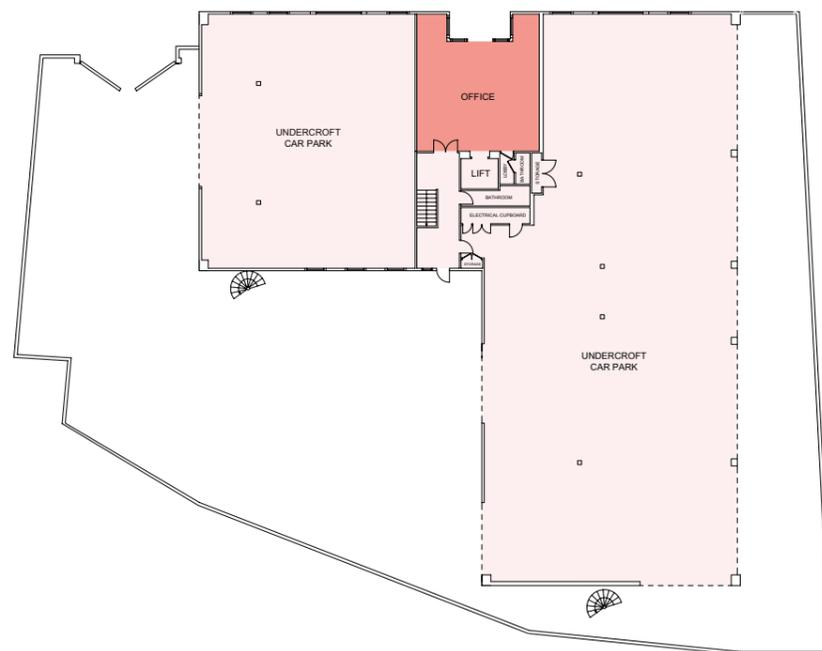


EPC rating of C (58)

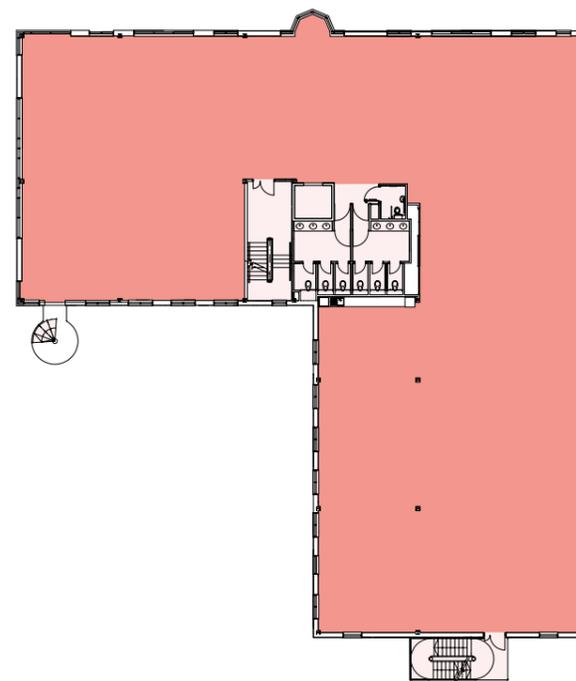


Potential to be single or multi let

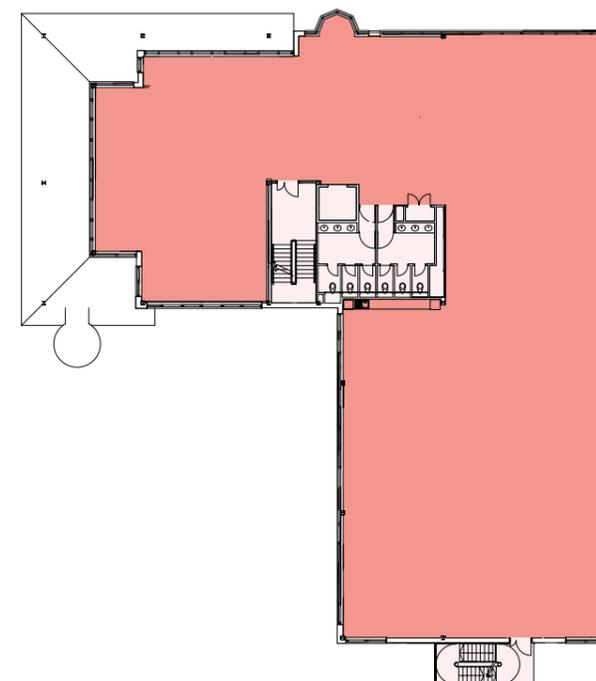
### GROUND FLOOR



### FIRST FLOOR



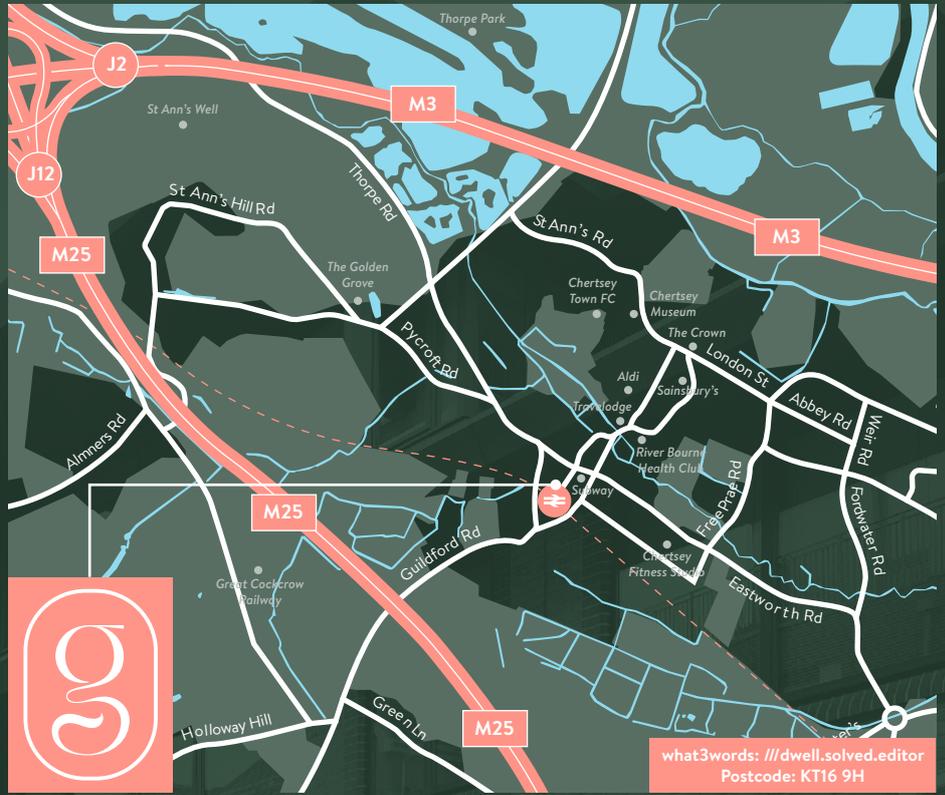
### SECOND FLOOR



# LOCATION

Global House is situated on Fox Lane North, next to Chertsey railway station, which provides regular and direct services to London Waterloo (fastest journey time of 53 minutes). The property sits adjacent to the Pyrcroft Road (A317) and benefits from nearby town centre amenities including restaurants, cafes, pubs, schools and supermarkets.

Chertsey benefits from excellent road connectivity due to its strategic location at the intersection of the M25 (Junctions 11 & 12) and the M3 (Junction 2), which provides easy access to the national motorway network.



# TERMS

Available on a new effective full repairing and insuring lease for a term to be agreed.

# LEGAL COSTS / VAT

Each party to be responsible for the payment of their own legal and professional fees. All prices are quoted exclusive of VAT which may be charged.

# CONTACT

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