



Global House

Fox Lane North, Chertsey, KT16 9HW

Grade A Office accommodation coming soon

17,047 sq ft
(1,583.72 sq m)

- To be refurbished to Grade A offices
- Town centre location
- Next to Chertsey railway station
- Potential to be single or multi let
- 62 car parking spaces ratio of 1:275 sq ft
- EPC C (58)

Summary

Available Size	17,047 sq ft
Rent	Rent on application
Rates Payable	£12.53 per sq ft based on April 2023 valuation
Rateable Value	£385,000
EPC Rating	Upon enquiry

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.

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 Pyrcoft 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.

Accommodation

The accommodation comprises the following areas:

Area	sq ft	sq m
Ground - Reception	723	67.17
1st - Office	8,576	796.74
2nd - Office	7,748	719.81
Total	17,047	1,583.72

Terms

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

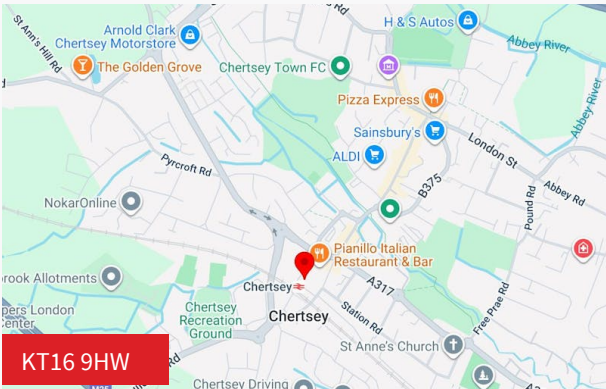
Anti Money Laundering

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.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal and other professional fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Piers Leigh
01483 730060 | 07967 726301
pleigh@curchodandco.com

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.)
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