

Office

TO LET



CURCHOD&CO



First Floor, Unit 6

The Forum, Chertsey, KT16 9JX

Air-conditioned first floor offices with parking

1,110 sq ft

(103.12 sq m)

- Secure office location
- Full access raised floors
- Air conditioning
- Suspended Ceilings with LED lighting
- Car parking
- Within minutes of Chertsey train station

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Summary

| | |
|----------------|-------------------|
| Available Size | 1,110 sq ft |
| Rent | £27,500 per annum |
| Rates Payable | £10,368 per annum |
| Rateable Value | £24,000 |
| Service Charge | £6 per sq ft |
| EPC Rating | C (74) |

Description

The offices provide an open-plan layout with plentiful workspace, offering occupational flexibility. The property benefits from a suspended ceiling with LED panel lighting and air conditioning throughout. Double-glazed windows provide substantial natural light, creating a bright and productive environment suitable for any occupier. The suite includes, kitchenette and WC facilities. Dedicated on-site car parking is provided, and Chertsey mainline railway station is within a short walk.

Location

Unit 6 The Forum is located on Hanworth Lane within a 5 minute walk of the mainline railway station (which has connections into Waterloo) with the town centre just 5 minutes beyond.

Chertsey offers great amenities such as shops, restaurants and other facilities including the River Bourne Health Club, Sainsbury's supermarket, Travelodge and Aldi supermarket.

The Forum also provides easy access to the M25 motorway (1.75 miles), the M3 and the entire motorway network. Heathrow Airport is only a 15 minute drive away and is easily accessible.

Accommodation

The property provides the following accommodation:

| Name | sq ft | sq m |
|-------------------|--------------|---------------|
| 1st - First Floor | 1,098 | 102.01 |
| Total | 1,098 | 102.01 |

Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of all outgoing.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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