



CulverdonChertsey



Culverdon provides a contemporary, self-contained office which has been newly refurbished to provide open plan accommodation over ground, first and second floors with excellent car parking.





SPECIFICATION

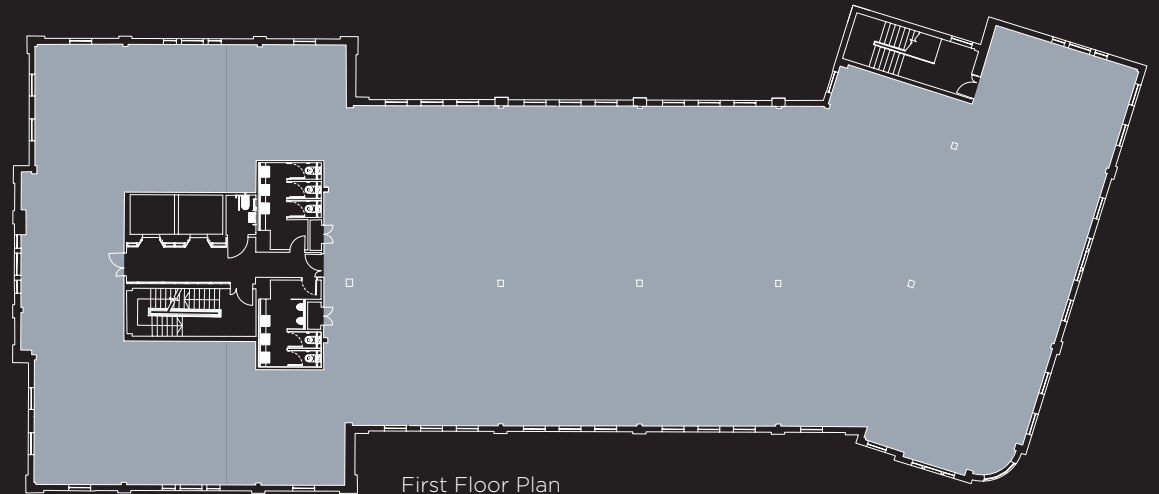
- New VRF air-conditioning
- Newly refurbished reception with a living wall
- 1:8 sq m occupational density
- Full access raised floors
- Metal tiled ceilings
- Recessed LED lighting
- 2 x 10 person passenger lifts
- New shower and locker facilities
- New secure cycle storage and servicing bay
- 101 car parking spaces (1:226 sq ft)
- EPC B (29)



FLOOR AREAS

Reception	362 sq ft	33.6 sq m
Ground Floor	9,411 sq ft	874.3 sq m
First Floor	9,852 sq ft	915.3 sq m
Second Floor	3,201 sq ft	297.4 sq m
Total	22,826 sq ft	2,120.6 sq m

The property has been measured on an IPMS3 basis in accordance with the RICS Property Measurement (1st Edition, May 2015) professional statement.



First Floor Plan



Local Amenities

- 1 Caspari Restaurant
- 2 River Bourne Health Club
- 3 Sainsbury's and Costa
- 4 The Crown Hotel
- 5 Pizza Express
- 6 Hamiltons Hotel

Occupiers

- 1 Crest Nicholson
- 2 ADP
- 3 Kone
- 4 Portman Travel
- 5 Unither
- 6 Compass Group
- 7 DHL Global
- 8 Toshiba TEC UK



LOCATION

Culverdon is prominently situated in Chertsey on the corner of Abbots Way and Pyrcroft Road which serves as the main arterial route into the town centre.

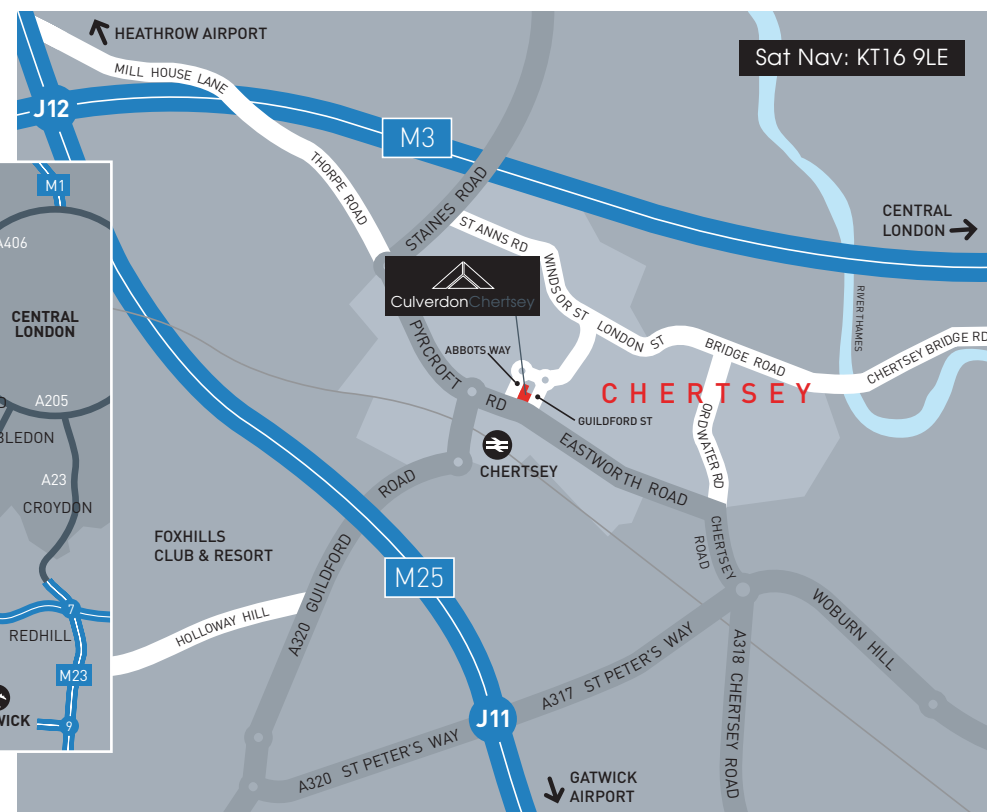
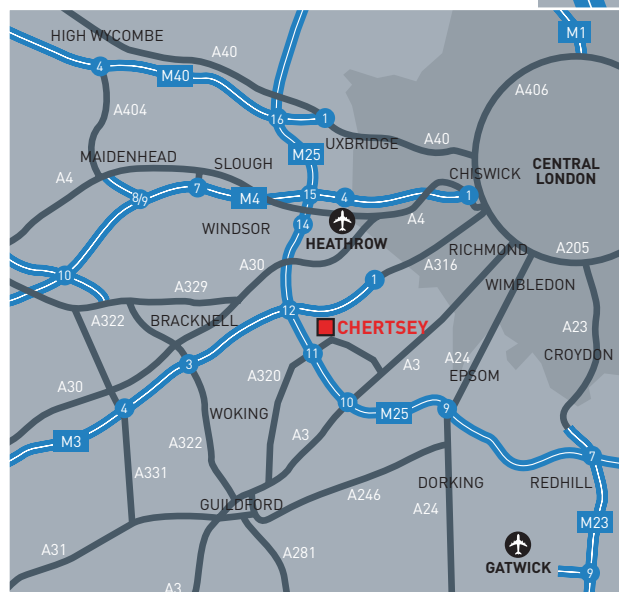
Junction 11 of the M25 lies approximately 2 miles south, providing access to the wider motorway network and easy access to London Heathrow Airport (approx. 20 mins) and Gatwick Airport (approx. 40 mins). Chertsey rail station (Waterloo 54 mins) is within a 3 minute walk.

COMMUNICATIONS

Road	Distance
M25 (J11)	2.5 miles
Weybridge	2.7 miles
Staines	3.5 miles
Central London	28 miles

Rail	Travel time
Weybridge	8 mins
London Waterloo	53 mins

Air	Distance
London Heathrow	10 miles
London Gatwick	30 miles





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PYRCROFT ROAD CHERTSEY KT16 9LE

culverdonchertsey.com



@CulverdonOffice

TERMS New lease direct from the landlord.

RENT On application.

VIEWING Strictly by appointment through joint sole agents:-

A Development by



TH Real Estate



Will Foster 07789 878007
Jack Riley 07867 002484



David Cuthbert 07710 183423
Richard Zoers 07730 567607



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Important notice

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