

# Premier House

Gogmore Lane, Chertsey, Surrey KT16 9AP

**NewBallerino**  
& Company

[www.newballerino.co.uk](http://www.newballerino.co.uk)

Air conditioned town centre office—To Let / May Sell  
1,685—2,885 sq. ft. (156—268 sq. m)



## Key Features

- On site parking
- Town centre location
- Air conditioning
- 8 person passenger lift
- Fitted kitchen



## LOCATION

The property is situated in the heart of Chertsey close to the Town's shopping, restaurant and banking facilities. Other office occupiers located in the town include Microsoft, ADP, Crest Nicholson and Compass Group. Chertsey is an excellent office location benefiting from its proximity to Junction 11 of the M25 motorway and Heathrow airport.

## DESCRIPTION & AMENITIES

Premier House is an imposing high quality town centre office building constructed in 2001. The entire office is now available, split over 1st, 2nd and 3rd floors and benefits from the following amenities:

- Air conditioning by comfort cooling
- Parking for up to 8 cars
- 8 person passenger lift from the car park direct to offices
- Suspended ceilings with recessed lighting
- Open plan floor plate with separate meeting room on first floor and 3 separate meeting rooms on 2nd floor
- Male, female and disabled toilets
- Separate kitchen on 3rd floor
- EPC rating 'E'
- Second and third floors available together only (1,685 sq. ft.)

## AREAS

	Sq.ft.	Sq. m
First Floor	1,200	111
Second Floor	1,180	109
Third Floor	505	46
(this includes a kitchen of 88 sq. ft. on the third floor)		
<b>TOTAL</b>	<b>2,885</b>	<b>266</b>

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

## OCCUPATION

The second and third floor offices are available from June 2018 or earlier by agreement with the outgoing Tenant. The first floor is currently let but possession can be obtained on giving the existing Tenant 6 months notice.

## TERMS

<b>RENT</b>	Only £23.00 per sq. ft.
<b>PRICE</b>	Upon application.
<b>LEASE</b>	A new fully repairing and insuring lease is available on terms to be agreed.
<b>RATES</b>	Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council on 01932 425415.

## CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

## VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

Steve New M:07874 902123  
Elliot McNish M: 07545 803419

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