

# Montrose House • South Wing



## Chertsey Boulevard

Prestigious Office Space  
Close to M25 junction 11



CHERTSEY BOULEVARD • HANWORTH LANE • CHERTSEY • SURREY KT16 9JX

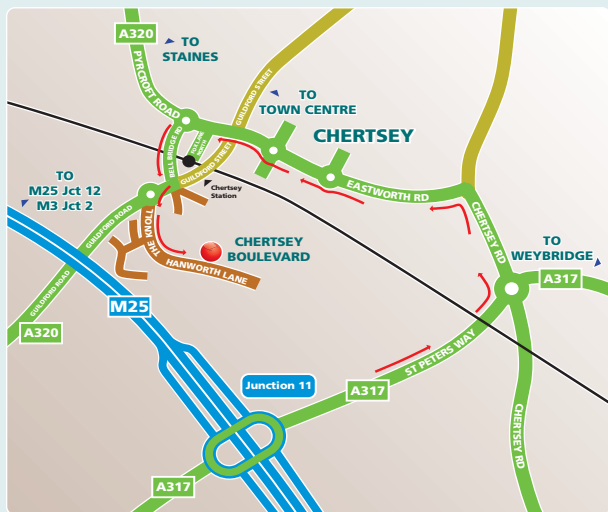
**TO LET**

SELF CONTAINED REFURBISHED OFFICES  
WITH 10 ON SITE CAR PARKING SPACES  
2,444 SQ FT (227 SQ M)

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2,444 SQ FT [227 SQ M]**



**LOCATION:**

Chertsey Boulevard is situated approximately half a mile from Chertsey town centre and Chertsey railway station which provides frequent services to London Waterloo (journey time is approximately 50 minutes).

The M25 at Junction 11 is approximately 2 miles distant offering excellent onward access to both London's Heathrow and Gatwick airports. The M3 at junction 2 is approximately 2.5 miles distant giving direct motorway routes to London and Southampton.

Sat Nav KT16 9JX.

**DESCRIPTION:**

Montrose House comprises an attached self-contained office building overlooking an attractive courtyard. The offices are over ground and first floors and have been comprehensively refurbished to a high standard with air cooling, new carpeting, ceilings, lighting and complete redecoration.

**AMENITIES:**

- Air cooling.
- Raised access floor with floor boxes inserted.
- Suspended ceilings with recessed lighting.
- Gas fired central heating.
- Male, female and disabled WC.
- Fully refurbished.
- 10 on site car parking spaces.

**ACCOMMODATION:**

The premises provide the following approximate net internal floor areas:

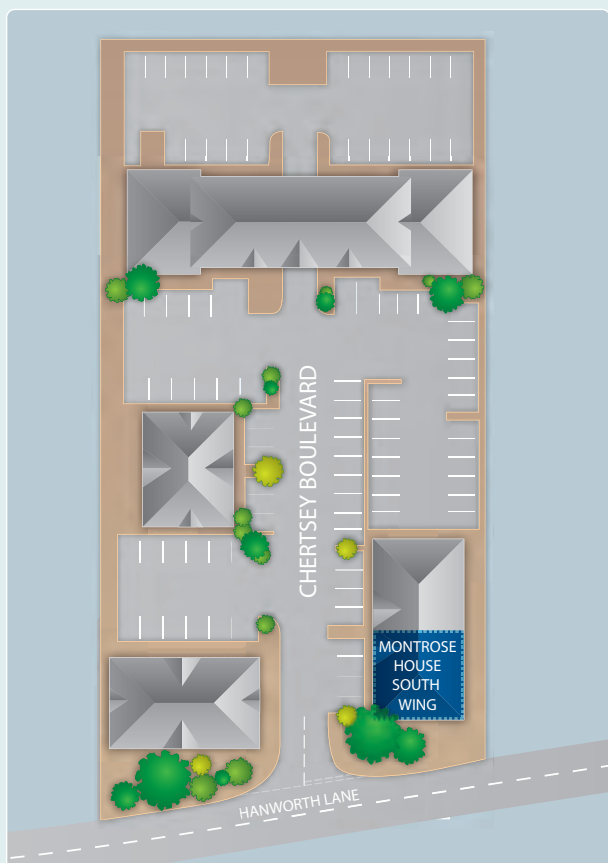
<b>Ground Floor</b>	<b>1,233 sq ft</b>	<b>(114.51 sq m)</b>
<b>First Floor</b>	<b>1,211 sq ft</b>	<b>(112.51 sq m)</b>
<b>Total</b>	<b>2,444 sq ft</b>	<b>(227.02 sq m)</b>

**TERMS:**

The premises are available on a new fully repairing and insuring lease, directly from the landlord on terms to be agreed.

**VIEWING AND FURTHER INFORMATION:**

Through the joint sole letting agents:



**PEARCE** COMMERCIAL  
01932 582510  
www.pearceco.co.uk

**Hurst Warne**  
01372 360190  
www.hurstwarne.co.uk

**SUBJECT TO CONTRACT**

Prices & rentals are subject to VAT where applicable

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