

CHERTSEY
REFURBISHED GRADE II LISTED
OFFICE BUILDING & COACH HOUSE,
WITH GOOD ON SITE PARKING

2,568 SQ FT (238.57 SQ M)

WILL SPLIT ON A FLOOR BY FLOOR BASIS

www.hurstwarne.co.uk



Eldridge House, Windsor Street, Chertsey, Surrey KT16 8AY

To Let - Flexible Terms

- Period building.
- Good parking.
- Town centre location.
- Refurbished throughout.

Regulated by RICS



TELEPHONE 01372 360190

Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

The premises are conveniently located in Windsor Street, Chertsey in a central position within the town. The premises are within half a mile of Chertsey Railway Station providing services to London Waterloo (approximately 40 minutes). Junction 11 of the M25 is approximately 1 mile distant providing easy access to Heathrow and Gatwick Airports. The M3 is within 4 miles.

Description

Eldridge House comprises a Grade II listed period office building arranged on ground and two upper floors with a more recent two storey extension to the rear, known as The Coach House. The office has been recently refurbished throughout to a high standard. To the rear of the premises is a gated car park accessed from Windsor Street and Gogmore Lane.

Amenities

- Good on site car parking.
- Recently refurbished.
- Perimeter trunking.
- Kitchen/WC facilities.

Accommodation

From our measurements, we note the approximate floor areas (net internal area).

Eldridge House

Ground Floor	492 sq ft	(45.71 sq m)
First Floor	512 sq ft	(47.57 sq m)
Second Floor	521 sq ft	(48.40 sq m)
Total	1,525 sq ft	(141.68 sq m)

The Coach House (rear annexe)

Ground floor	627 sq ft	(58.28 sq m)
First floor	416 sq ft	(38.67 sq m)
Total	1,043 sq ft	(96.95 sq m)

TOTAL 2,568 sq ft (238.63 sq m)



Lettings of individual suites or floors will be considered. The buildings are adjoined and interlink internally to facilitate a letting of the whole.

Lease

The premises are available by way of a new fully repairing and insuring lease direct from the landlord on terms to be agreed.

Rent

Suites are available at an annual rental of £15 per sq ft exclusive, plus VAT, if applicable.

Business Rates

The tenant will be responsible for paying business rates directly to the Local Authority. Further information available from the agent.

Service Charge

If the premises are to be let separately then a service charge will be levied. Further information available from the agent.

Legal Costs

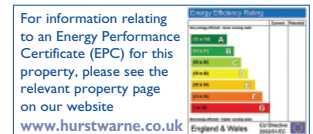
Each party to bear their own legal and professional costs with regard to the above transaction.

Viewing & Further Information:

Strictly by appointment with the joint sole lettings agents:

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 Pearce & Co
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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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