

TO LET

**Superb open plan Entire Second floor Office suite.
Newly refurbished building ready for immediate occupation.
Approx. 94.22 SQ.M (1014 SQ.FT).
(Client may consider subdivision)**

**Flexible lease terms from 12 months.
Incentives available for leases of up to five years.
Low business rates.**

Additional reception and offices services may be available from the landlord who occupies the remainder of the building.

**Comfort Cooling/heating, LED lighting, door entry system
Double glazed windows, Male and Female WC's, Kitchen servery.
Parking (numbers to be agreed). Direct access to Riversdell Close.
Convenient Town centre location near public car parks, Travel Lodge,
Junction 11 M25 2Miles, Waterloo via Chertsey Station 45 Minutes,
Heathrow International Airport 11 Miles.**



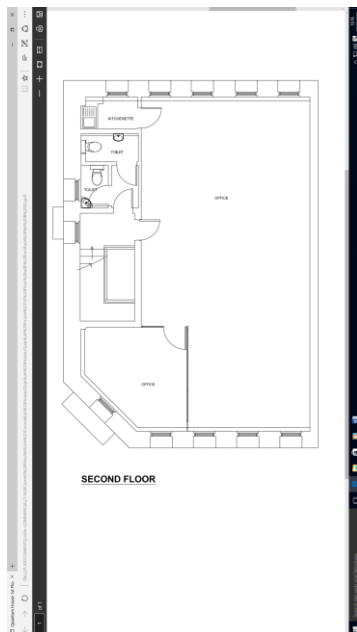
Quantum House, 59-61 Guildford Street, Chertsey, Surrey. KT16 9AX



COMMERCIAL

Chartered Surveyors
Commercial Property Consultants

No.1, Windsor Street,
Chertsey, Surrey. KT16 8AY



Terms

Available by way of new internal repairing and decorating lease for a term up to five years. Tenant break clauses and other terms by negotiation. Contracted out of the security of tenure provisions of the 1954 Landlord and Tenant Act.

Rent, for the entire floor £25,350 per annum with **incentives available** for lease of five years plus service charge for cleaning and maintenance of common parts and share of outgoings. Landlord will take financial responsibility for all the Exterior. VAT will be applicable.

01932 579780
www.claudwaterercommercial.com

Regulated by RICS. Claud Waterer Commercial Limited registered No 8800375. Registered address as above.





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Business Rates

The 2nd Floor is separately rated the tenant will pay rates direct to the local Authority,
We are informed the RV is £12,500 and rates payable for 2017/2018 are 47.9p £5987.50.

Please note the unit **may qualify for small business rate relief** if this is the only commercial space occupied by the tenant which may result in a net payment of only about £965.00 for 2017/2018.
Tenant must verify themselves or through their solicitors.

EPC the property has an EPC rating of C (69) green . a copy is available by email with these particulars.

Legal Costs each side to pay their own legal costs. Note a rental deposit may be required.

Viewing by Appointment email jsadler@claudwaterercommercial.com or Tel John Sadler 07956 987 801
Or

Joint Agents Curchod &Co Chartered Surveyors ref Garry Whitaker 01932 823610

Email gwwhitaker@curchodandco.com

Claud Waterer Commercial Limited have not tested any services, heating or fittings. Intending tenants must satisfy themselves through their surveyor or solicitor as to the constitution of these items.

In accordance with the code of practice for commercial leases adopted by this firm and the R.I.C.S. all tenants are advised to seek advice from a Solicitor or Chartered Surveyor before entering into a commercial lease.

Claud Waterer Commercial Limited for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (1). Particulars are produced in good faith, are set out as a general guide only, their accuracy is not guaranteed and do not constitute any part of a contract. (2) No person in the Employment of Claud Waterer Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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