



First Floor Offices, Building K, Alpha 319, Chobham Business Centre
Chertsey Road, Chobham, Woking, GU24 8JB

First floor offices to let

974 sq ft
(90.49 sq m)

- Office suites substantially refurbished
- Communal Car Parking
- Immediately Available
- Located within 3 miles of the M25
- Private Kitchenette

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Summary

Available Size	974 sq ft
Rent	£17.50 per sq ft
Rates Payable	£4.17 per sq ft
Service Charge	£5.35 per sq ft
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Building K consists of a substantial warehouse/industrial building with office suites on the ground and first floors, accessed via a shared reception area on each floor.

The offices are situated on part of the first floor of the building accessed via an external staircase and benefit from a private kitchenette, communal WC facilities, carpeting, air conditioning units and electric radiators, double glazed windows, suspended ceiling with modern LED lighting.

Location

The offices are located within Alpha 319 Chobham Business Centre, which is situated off Chertsey Road (A319). Opposite is Fairoaks Airport, a private airport within an estate of commercial occupiers.

The premises have excellent communication networks being 3 miles to the M25 (Junction 11) at Chertsey which in turn provides easy access to the national motorway network as well as Heathrow & Gatwick Airport.

Terms

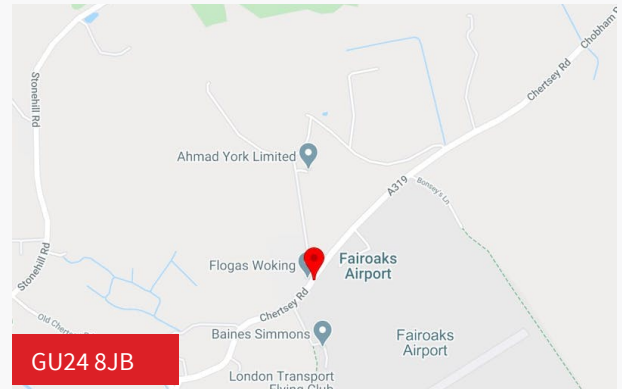
The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of all outgoings.

Legal Costs/VAT

Each party to bear their own legal costs incurred in this transaction. Prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 27/11/2024

