

Office, Serviced Office

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY

100% LET



The George

45 Guildford Street, Chertsey, KT16 9BA

Character air-conditioned office suites with parking

400 to 1,970 sq ft

(37.16 to 183.02 sq m)

- Flexible terms
- Plug and Play option
- Gated building
- Cycle storage
- On site parking (pre-wired for EV charging points)
- Private Kitchenettes
- Communal Shower & WCs
- Raised Floors

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	400 to 1,970 sq ft
Business Rates	Upon Enquiry
EPC Rating	B (37)

Description

Offices at The George have been created on the site of the former George Inn which dates back to the early 1600's. The facade and the historic flank wall have been restored from the original three bay building. The final result is a unique, managed office building in an historic setting, yet providing modern and efficient offices which have character and central convenience to the town centre.

The property is gated and the internal layout of the building is flexible offering up to six flexible self-contained office suites (two now Let), or in a combination of suites.

Location

Offices at The George are located in the centre of Chertsey, just inside the M25, 15 minutes from Heathrow Airport and 0.1 miles from Chertsey railway station. This thriving town also benefits from nearby towns Windsor, Staines-on-Thames, Weybridge, and Woking.

A charming flexible, adaptable and ideal location for a growing business or businesses in the region.

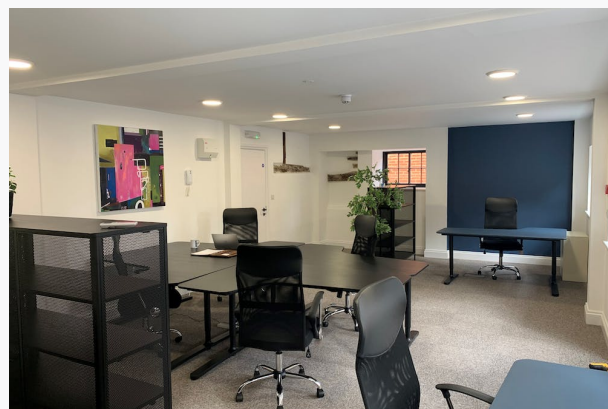
Accommodation

The accommodation comprises of the following Net Internal Areas:

Name	Sq ft	Sq m
Ground - Suite 1	510	47.38
Ground - Suite 2	500	46.45
Ground - Suite 6	560	52.03
1st - Suite 4	400	37.16
Total	1,970	183.02

Terms

The office suites are available on flexible terms. Rents on application.



Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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