



OFFICES TO LET

8 Station Road, Chertsey, Surrey, KT16 8BE

TO LET

Approx 1,642 sqft (152.6 sqm)

DESCRIPTION

Opportunity to occupy a self-contained, air-conditioned office building in close proximity to Chertsey town centre and a short walk from Chertsey train station. The property, which has a private front entrance, comprises a mixture of open plan and private offices, meeting rooms, kitchen facilities and male and female WCs. There is ample car parking to the rear with 7 allocated spaces.

Ground Floor	722 sqft	67.1 sqm
1 st Floor	920 sqft	85.5 sqm
TOTAL	1,642 sqft	152.6 sqm

RENT

£35,000 per annum exclusive.

LEASE

New FRI Lease. Terms to be agreed.

LOCATION

The property is situated on Station Road close to the junction with Guildford Street. Chertsey Train station is less than 2 minutes' walk from the property providing regular services to London Waterloo & Weybridge. Chertsey is ideally located for the national motorway network with both M25 Junction 11 and the M3

Junction 2 being less than 5 miles away. The location is well served by café's, shops, and restaurants all within walking distance of the property.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/27de55395aa04ebcaaeb4f7483b5d73/>

RATES

Rateable value: £38,750. Rates payable at 49.9p in the £ (2025-26)

EPC

TBC (In the course of preparation).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE FOLIO NUMBER

June 2025 30307

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

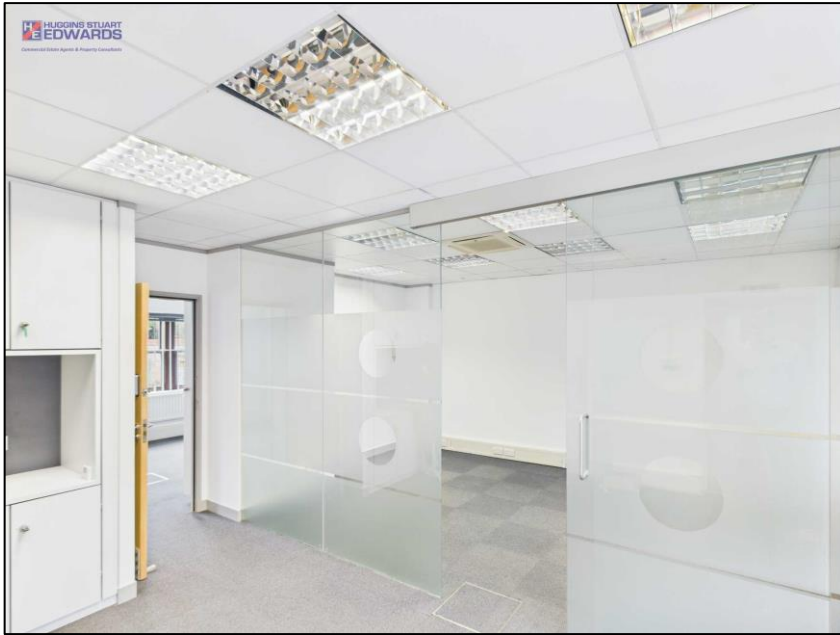
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

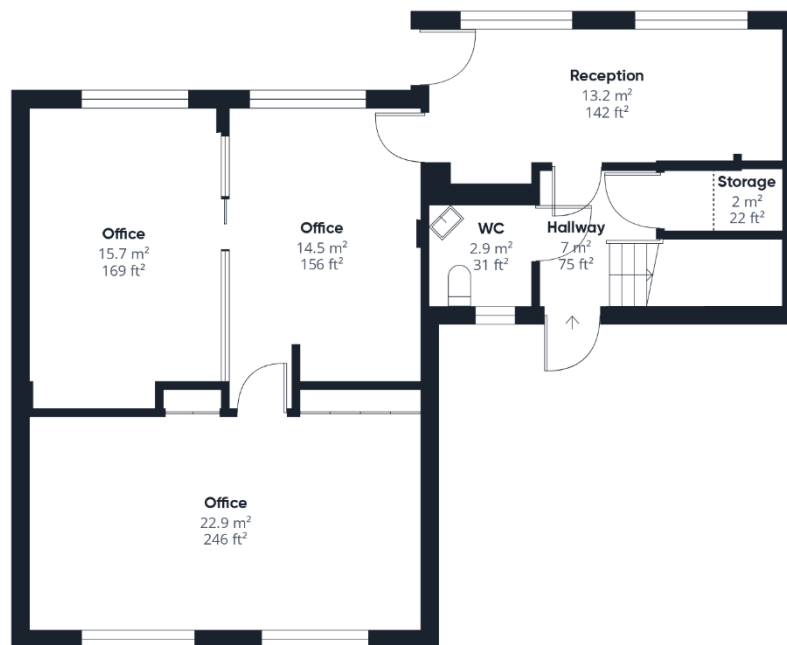
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EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

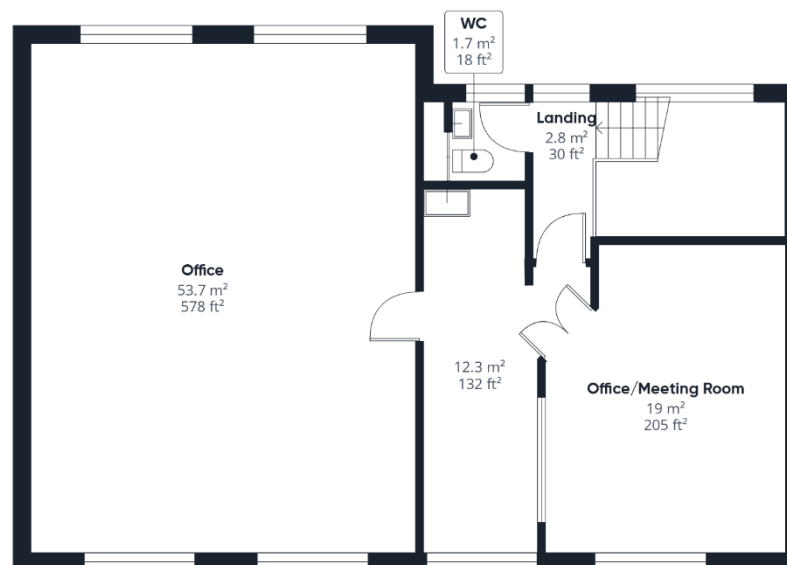
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www.hsedwards.co.uk





Ground Floor



Floor 1

Approximate total area⁽¹⁾

169.1 m²
1818 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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