



First Floor Offices, Building K, Alpha 319

Chertsey Road, Chobham, Woking, GU24 8JB

First floor offices to let

974 to 2,095 sq ft

(90.49 to 194.63 sq m)

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

Summary

Available Size	974 to 2,095 sq ft
Rent	£17.50 per sq ft
Rates Payable	£4.18 per sq ft
Service Charge	£5.51 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, and a 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 Fair Oaks 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

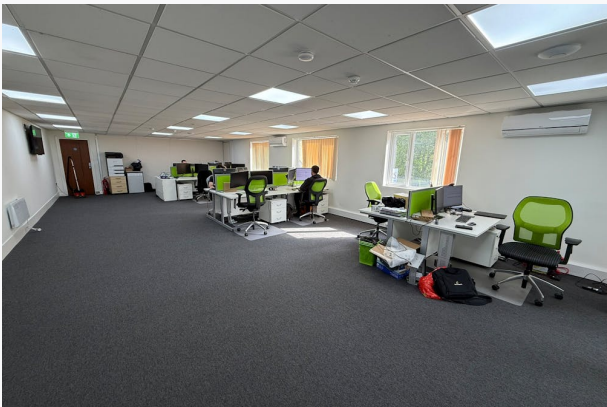
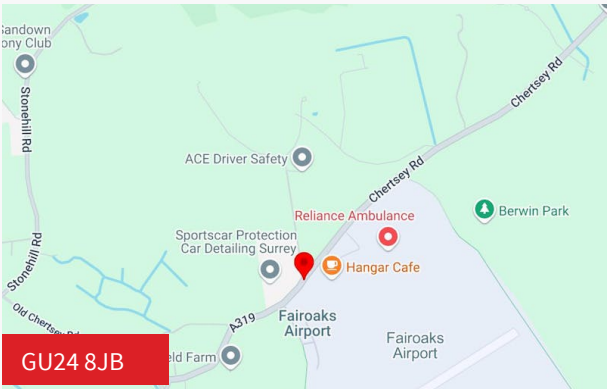
The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of all outgoings.

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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