

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

Preliminary Details

**UPON THE INSTRUCTIONS OF THE LPA RECEIVER;  
J.L. GREEN**

**EXCELLENT, ECONOMIC HEADQUARTER OFFICE/BUILDING OF 17,500 SQFT APPROX IN  
GOOD STRATEGIC LOCATION, WITH CAR PARKING AVAILABLE TO LET OR FOR SALE**

**Quoting £16.50psf on a new lease!  
(Subject to Contract)**

**CHILSEY HOUSE, CHILSEY GREEN ROAD  
CHERTSEY, SURREY, KT16 9HB**



- Attractive double height atrium reception entrance.
- Attractive modern two storey headquarter building with generous secure parking on-site
- Lift
- Raised floors with suspended ceilings
- Air Conditioning
- Excellent strategic location for motorway access
- Economic overheads

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

**020 7467 5997**

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## Location

The property is ideally situated in a quieter but prominent position on the roundabout at the intersection of Staines Road and Chilsey Green Road (A320) and therefore within one mile of Chertsey Town Centre and two miles of the M25 which provides immediate access to the M3. Chertsey Railway Station is approximately 750m away and provides a direct line to London Waterloo stopping at a comprehensive range of neighbouring M25 towns leading to Southwest/West London.

## Description

Chilsey House is an attractive brick clad, late 1980's constructed detached modern office building providing the following accommodation:-

Ground	Reception	534sqft (49.63m <sup>2</sup> )
Ground	Offices 8529sqft	(792.3m <sup>2</sup> )
1 <sup>st</sup> Floor	Offices 8481sqft	(787.89m <sup>2</sup> )
<b>Total</b>		<b>17,544sqft</b>

The offices are approached from an attractive atrium style entrance/reception and are primarily in open plan benefitting from excellent natural light throughout and a 72 surface secure car park.

The offices are carpeted, double glazed, air-conditioned, benefitting from underfloor trunking, male/female wc's and kitchens.

## Tenure

The property is available on a new lease for a term to be agreed or alternatively the freehold could be made available.

## Rent

£16.50psf (plus vat) approx. subject to the length of lease etc. Alternatively offers in the order of £3.1m (plus vat) for the freehold with vacant possession.

## Rates

Rates payable £129,417 pa

## Legal Costs

Each sides legal costs to be borne by the respective parties in the usual way.

## EPC

Available on request.

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