



**Rent** £38,000 Per annum

**Size** 2,000 Square feet

**Ref** #3316

## Address

**Address:** Unit 3, The Forum

**Postcode:** KT16 9JX

**Town:** Chertsey

**Area:** Surrey

## Location

Hanworth Lane is within a 5 minute walk of the mainline train station and the town centre just 5 minutes beyond. Chertsey offers a good variety of shops, restaurants and other facilities. The Forum also provides easy access to the M25 motorway.

## Description

Beautifully presented two-storey office building conveniently located close to the town centre, motorway links, and the train station.

The property offers bright and spacious accommodation comprising reception area, open plan office on the ground floor with kitchen and three separate office rooms on the first floor. WC facilities are located on the ground and first floor.

Available for partial rental (e.g., first floor only) or full rental (entire building).

There are eight allocated parking spaces.

Total of approximately 2000 sq ft.

Early viewings recommended.

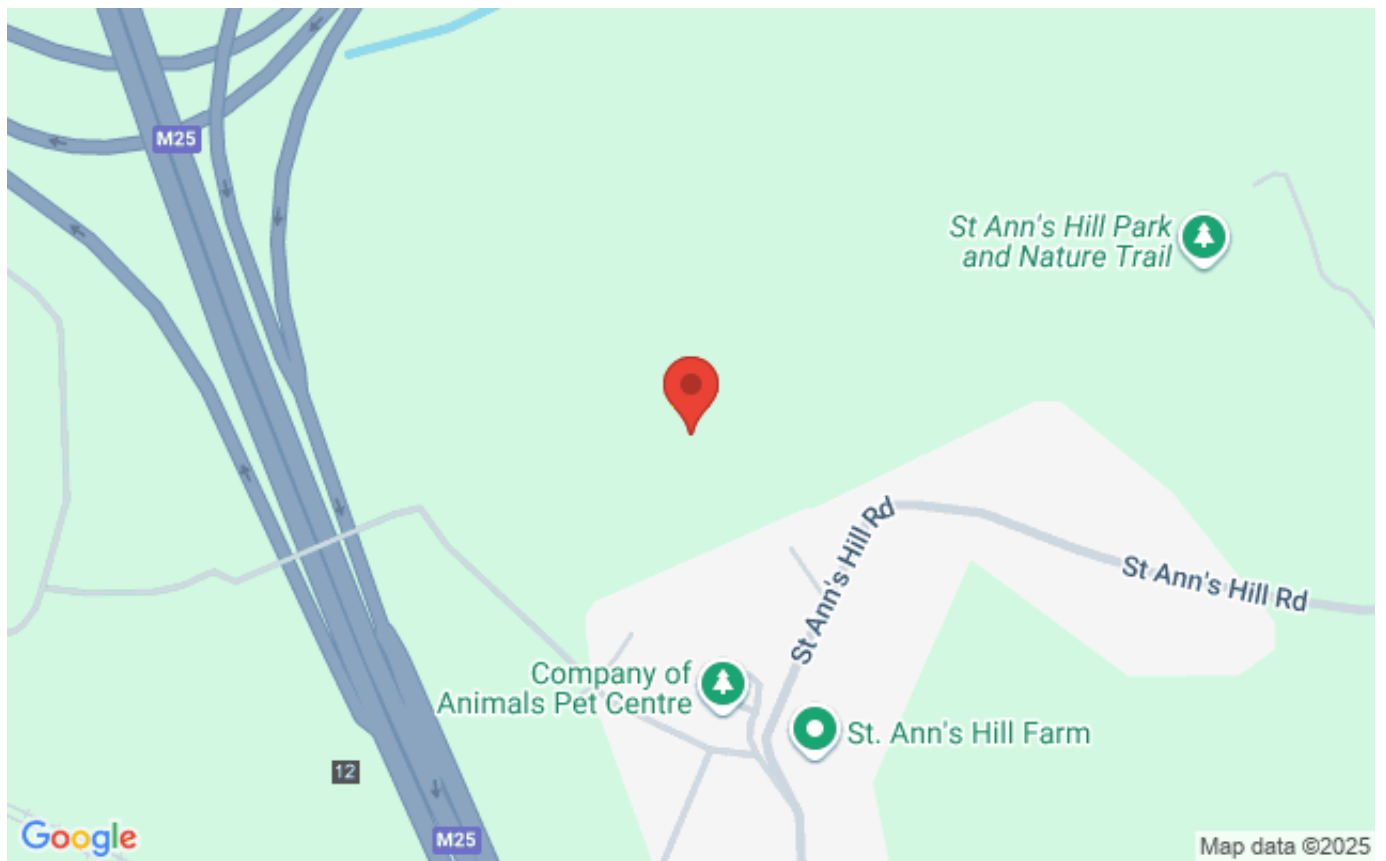
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£38,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Air Conditioning
- ✓ Close to motorway
- ✓ Close to station
- ✓ Demised parking
- ✓ Two storey

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



