



OFFICES TO LET

12 Station Road, Chertsey, Surrey, KT16 8BE TO LET

Approx 1,668 sqft (155 sqm)

DESCRIPTION

Opportunity to occupy a self-contained, refurbished 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 predominantly open plan offices with a meeting room, kitchen facilities and male and female WCs. There is ample car parking to the rear with 7 allocated spaces.

Ground Floor	742 sqft	68.9 sqm
1 st Floor	926 sqft	86.1 sqm
TOTAL	1,668 sqft	155 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/8ffe82dc06624936a130ab947b44ba0f/>

RATES

Rateable value: £42,500. Rates payable at 49.9p in the £ (2025/26).

EPC

C-64

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

June 2025

FOLIO NUMBER

30308

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

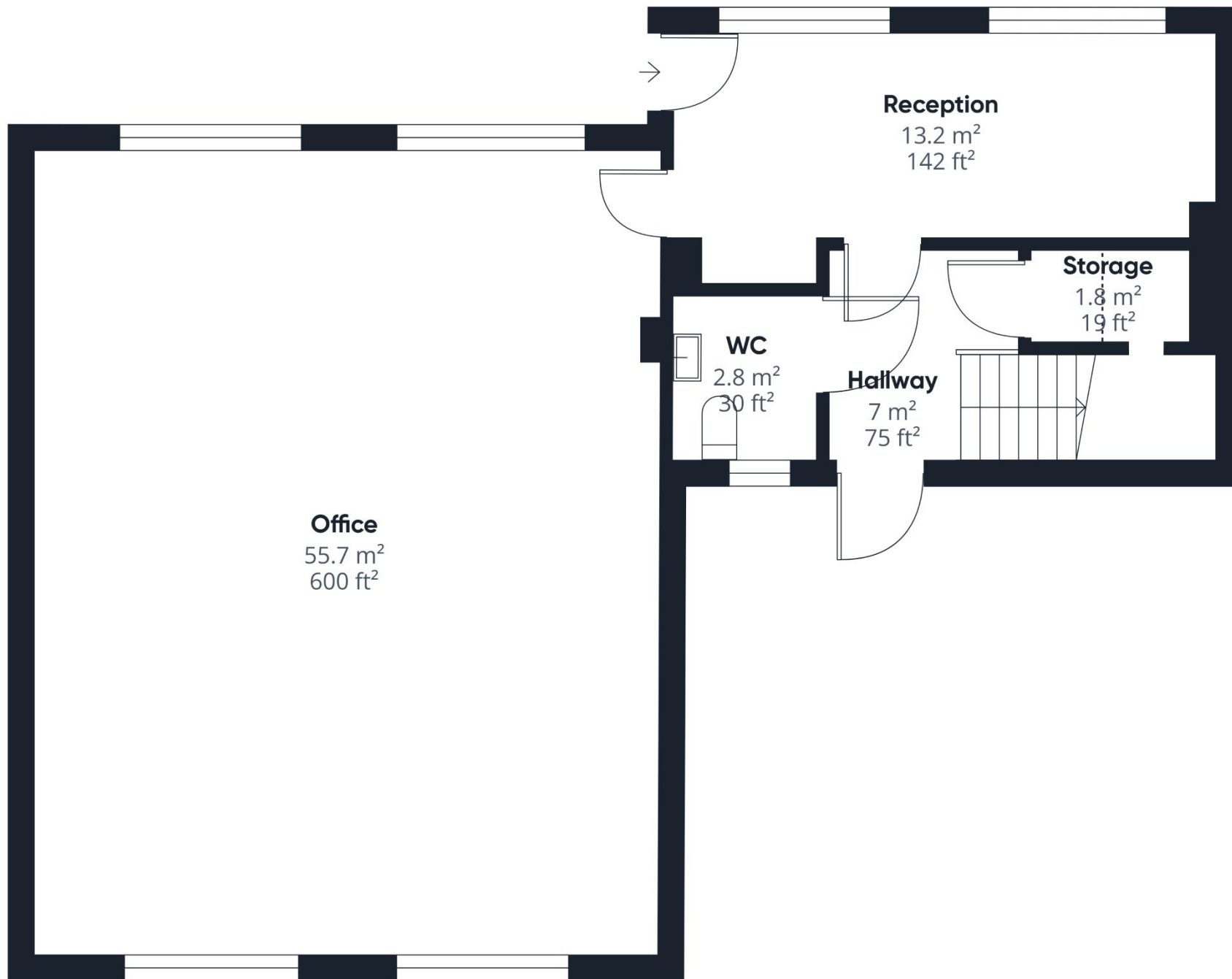
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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www.hsedwards.co.uk



Ground Floor



Approximate total area⁽¹⁾

80.5 m²
866 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

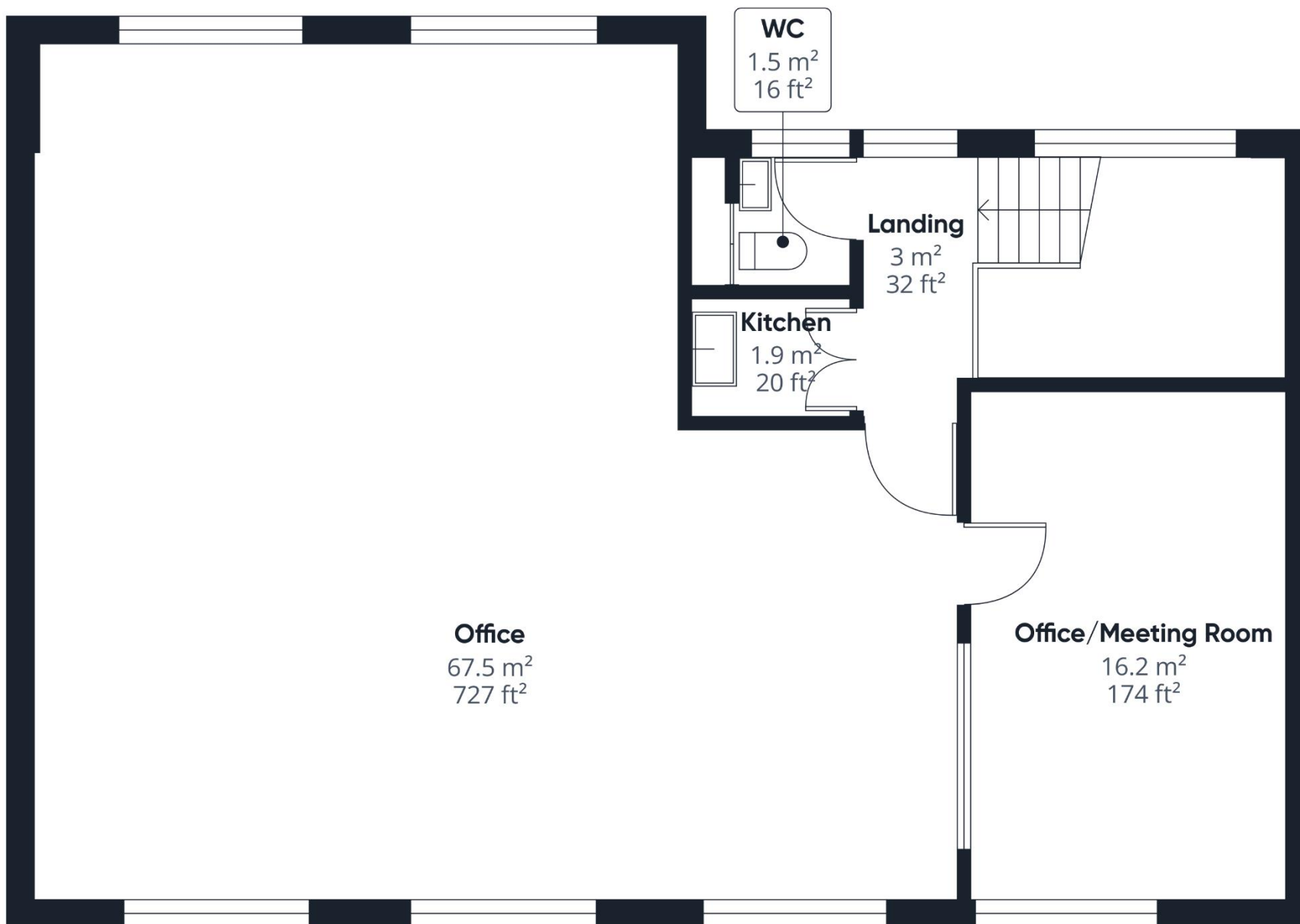
Reduced headroom

..... 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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Floor 1

Approximate total area^m

90.6 m²
974 ft²

(1) Excluding balconies and terraces

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