

# THE ABBEY BARN

C H E R T S E Y



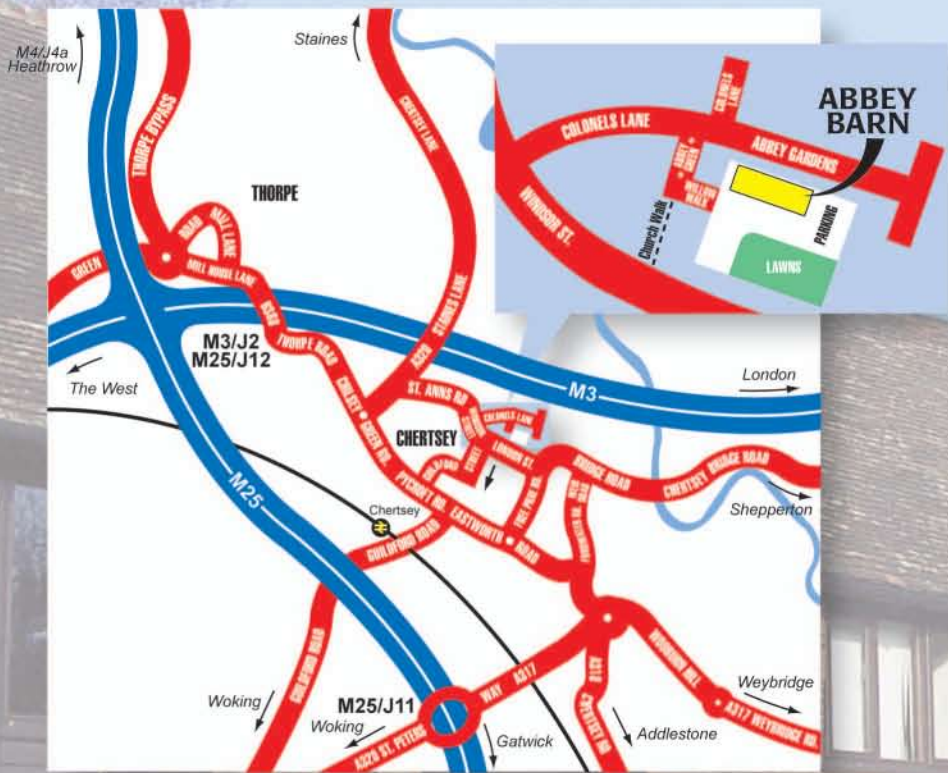
A Character Listed  
Office Building



3,785 sq. ft. (353 sq. m.)

To Let on a new lease  
direct from Landlord





## DESCRIPTION

Abbey Barn, which dates from the 17th century, is situated in its own grounds of one acre. The building was sympathetically restored to provide two-storey offices of immense character with a wealth of oak beams. Within the grounds there are a minimum of 18 car parking spaces.

The accommodation has been fitted out by the previous tenant and is available with the existing fit-out, or alternatively, refurbished and open plan.

## AREAS (nett internal)

### GROUND FLOOR

West Wing	793 sq. ft.	74 m <sup>2</sup>
East Wing	1,095 sq. ft.	102 m <sup>2</sup>

### FIRST FLOOR

West Wing	1,017 sq.ft.	95 m <sup>2</sup>
East Wing	880 sq.ft.	82 m <sup>2</sup>

**Total** 3,785 sq. ft. 353 m<sup>2</sup>

There is further storage to the side of the building for archiving etc.

## AMENITIES

- 18 car parking spaces minimum
- Gas fired central heating
- Kitchen facilities
- Unique environment
- Category 5/5e Cabling
- Alarm system
- Door entry system

## COMMUNICATIONS

M25 Junction 11 - 2 miles  
 M3 Junction 1 - 5.75 miles  
 M3 Junction 2 - 4.5 miles  
 Chertsey Railway Station - 0.5 miles  
 Heathrow Airport - 8 miles  
 Central London - 20 miles

## TERMS

A new lease for the whole premises is available direct from the landlord.

## LEGAL COSTS

The ingoing tenant is to be responsible for both parties' legal costs.

*For further information, please contact joint sole agents:*

## LOCATION

Abbey Barn is located in Abbey Green, a picturesque enclave within walking distance of the town centre. Chertsey railway station is approximately 1/2 a mile away, giving access to London Waterloo.

Junction 11 of the M25 motorway is only 2 miles from the property, providing access to the national motorway network with both Heathrow and Gatwick airports within easy reach.

Chertsey is home to a number of major corporate occupiers and in recent years has become an important office location. Occupiers include, Toshiba, Compass Group, Kone Lifts, EMC<sup>2</sup> and Microsoft.

*Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Clients guarantee it's accuracy nor is it intended to form part of any contract. All areas quoted are approximate.*

July 2003