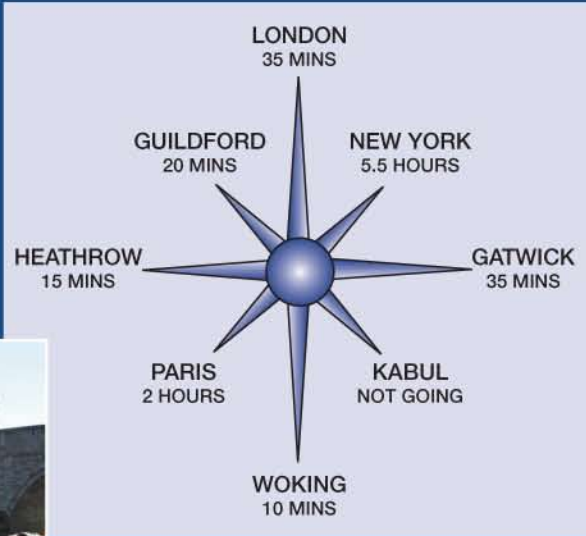


COMMUNICATIONS

M25 Junction 11.....2 miles
 M3 Junction 1.....5.75 miles
 M3 Junction 2.....4.5 miles
 Chertsey Rlwy Stn.....0.5 mile
 Heathrow Airport.....8 miles
 Central London.....20 miles



TERMS
 Available to let.
 Contact agents for viewing
 and further details.

LEGAL COSTS
 Both parties' legal fees to
 be borne by ingoing tenant.

This brochure and the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Plans and maps not to scale. Times are estimated.



*Refurbishment complete
 Ready for
 immediate occupation*

TO LET

Unique period office building
 1,095 sq m - 11,788 sq ft

A DEVELOPMENT BY
 Richard Cook Limited



LOCATION

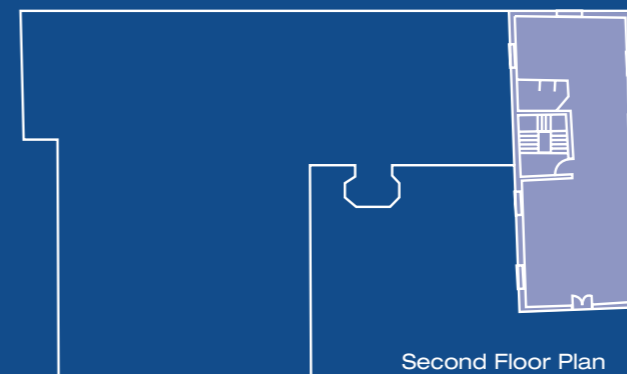
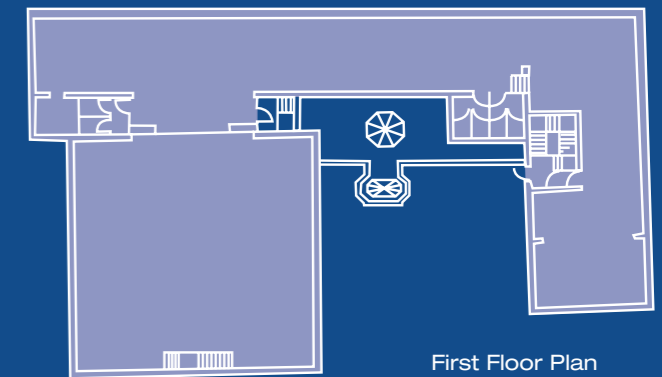
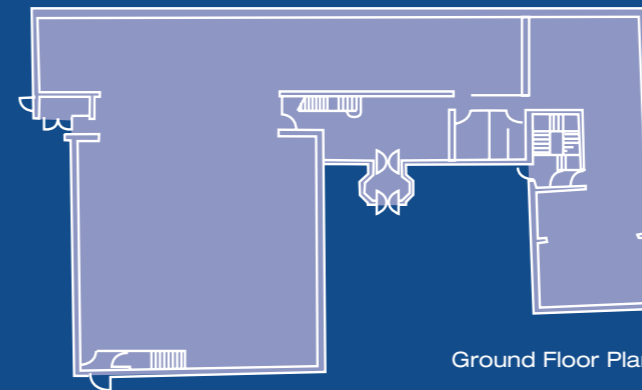
Abbey Cloisters is a charismatic office building in the heart of Chertsey. The property is approached from Windsor Street via Colonels Lane, with a pedestrian link to the town centre. Chertsey is home to a number of major corporate occupiers and has become an important office location in recent years. Occupiers include EMC², Microsoft, Compass Group Plc, Zurich and NCR.

DESCRIPTION

This completely refurbished building is of character and importance. The landlord has taken a surrender of lease from a multi-national who were security orientated. The building has: CCTV - Burglar Alarm - Computerised Door Entry - Category 5 Cabling, thus making occupation of these high quality offices possible with nominal capital investment.

AMENITIES

- VRV air conditioning
- Category II lighting
- Elegant Reception
- New designer toilets
- Shower facilities
- Full CCTV system
- Security door entry system
- Burglar alarm
- Network Category 5 cabling
- 40 car parking spaces



Floor Areas	Sq m	Sq ft
Reception	30	324
Ground Floor	479	5157
First Floor	476	5123
Second Floor	110	1184
Total Nett int.	1,095	11,788

Available adjacent to the building 150m² storage/budget offices.