



GU21 6HR

TO LET

OFFICES

2 Crown Square, Woking

Self Contained Offices in Town Centre building

6,125 to 12,250 sq ft NIA
(569 to 1,138 sq m)

Rent : Available on request

Key Points

- Newly Refurbished Self Contained Offices
- Attractive Reception Area and Entrance Hall
- Flexible Regular Shaped Open Plan Floors
- Air Conditioning
- Perimeter and Under Floor Trunking
- 8 Person Passenger Lift
- Excellent Town Centre Location

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Sat Nav: GU21 6HR

Location

Woking is a busy local centre and one of the best connected towns in Surrey. Woking Main Line Railway Station provides a fast and frequent rail service to London Waterloo, (8 trains an hour) with a fastest journey time of approximately 25 minutes. In addition a regular rail air coach service links Woking Mainline Station to Heathrow. Road communications are also excellent with J11 of the M25 4.5 miles from Woking Town Centre and J3 of the M3 just 8 miles distant.



Description

The available accommodation comprises the entire upper parts of the building which consists of two regular, rectangular shaped self contained office floors. The upper parts have their own separate entrance hall and reception area at ground floor level. The office floors provide high quality refurbished air conditioned accommodation benefitting from excellent natural light.

VAT

All rent, prices and premiums attract VAT.

Net floor areas

	Size (sq ft)	Size (m)	Rent
Third Floor	6,125	569	£105,000 pax
Second Floor	6,125	569	£105,000 pax
TOTAL	12,250	1,138	£210,000 pax

Legal Costs

Each party to bear their own legal costs in respect of this transaction.

Terms

The accommodation is available on the basis of a new full repairing and insuring lease(s) for a term by arrangement, either in its entirety or as individual floors.

Business Rates

Rateable Value: £12
Uniform Business Rate: Small business 47.1p
Rates Payable: £5.72 Per sq ft

**Prospective tenants should make their own enquiries with the local Authority Woking Borough Council.*

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

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 18/11/14 - 2-Crown-Square_1114_5728.pdf