



2 Crown Square, Woking

Woking, Surrey, GU21 6HR

Self Contained Offices in Town Centre Building

Size	6,125 sq ft (569.03 sq m)
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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

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.

Accommodation

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

VAT

All rent, prices and premiums attract VAT.

Net Floor Areas

Second Floor 6,125 sq.ft (569 sq.m)

Rent

£110,000 pax

Terms

The accommodation is available on the basis of a new full repairing and insuring lease for a term by arrangement.

Business Rates

Rates Payable £5.86 per sqft.

(based on Rateable Value of £75,000 and UBR 47.9)

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

Service Charge

Approx £4.50 per sq.ft.

Legal Costs

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

Rates & Charges

Business Rates

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

EPC Rating

Available upon request.



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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