



Cleary Court

169 Church Street East, Woking, GU21 6HJ

Town centre office suites

2,915 to 8,115 sq ft

(270.81 to 753.91 sq m)

- Located in town centre
- Walking distance to Woking station
- Parking situated nearby
- Suspended ceiling with inset lighting
- Passenger lift
- Gas fired central heating

Summary

Available Size	2,915 to 8,115 sq ft
Rent	Rent on Application
EPC Rating	Upon Enquiry

Description

Cleary Court is a modern purpose built building with lift access. The suites are situated on the first and third floors and provide open plan office accommodation with the use of shared kitchenette and wc facilities.

Location

Woking is located approximately 30 miles south west of central London and 6 miles north of Guildford. Junction 11 of the M25 motorway is approximately 5 miles distant, providing easy access to the national motorway network and beyond.

Cleary Court is situated in the centre of Woking to the rear of the former BHS building and within walking distance from both Wolesey Place and The Peacocks Shopping Centre. The Victoria Way car park is within 100m and the Woking mainline railway station is also a short walk away.

Accommodation

Name	Sq ft	Sq m	Availability
1st - Suite 3 First Floor	1,732	160.91	Under offer
2nd - Suite 3 Second Floor	2,915	270.81	Available
3rd - Suite A Third Floor	3,468	322.19	Available

Terms

The office suites are available by way of new effective full repairing and insuring leases for terms to be agreed.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Richard Newsam
01483 730 060
rnewsam@curchodandco.com

Tom Nurton
01483 730060 | 07741 551255
tnurton@curchodandco.com

More properties @ curchodandco.com

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. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 12/10/2020