



OFFICE SUITES - TO LET

Cleary Court

169 Church Street East, Woking, GU21 6HJ

Office

TO LET

1,732 to 8,115 sq ft

(160.91 to 753.91 sq m)

- Recently refurbished modern office suites
- Situated in the heart of Woking town centre
- Less than 1 mile from Woking train station
- Local amenities all within walking distance

Cleary Court, 169 Church Street East, Woking, GU21 6HJ

Summary

Available Size	1,732 to 8,115 sq ft
Rent	Rent on Application
Rates Payable	£6.89 per sq ft
Service Charge	£6.50 per sq ft
EPC Rating	Upon Enquiry

Description

Cleary Court is a purpose-built office building situated in the heart of Woking Town Centre, designed for the modern occupier. The first floor suite has recently been refurbished to a good standard and benefits from excellent natural light and LED lighting.

There are generous amenities such as the Peacocks Shopping Centre and the upcoming Victoria Square Development all within walking distance. Victoria Car Park is just over 100m away, and Woking Train Station is a 5-minute walk (0.2 miles).

Location

Woking is 30 miles south west of central London. Guildford is 6 miles to the north, with Junction 11 of the M25 approximately 5 miles to the North East.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
1st - Suite 3	1,732	160.91	To let	Available
2nd - Suite 3	2,915	270.81	To let	Available
3rd - Suite A	3,468	322.19	To let	Available
Total	8,115	753.91		

Viewings

Strictly by appointment through the sole agents.

Terms

Available on a new FRI lease with terms to be agreed.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Viewing & Further Information



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