

4 Genesis Business Park,  
Blackmore Crescent,  
**Woking,**  
Surrey, GU21 5RW



**Prominent Offices within  
1.5 miles of the town centre**

**To Let**

**5,658 sq. ft. (525.6 sq. m)**

**Excellent Car Parking – 23 Spaces**







## Description:

- Modern open-plan self-contained offices
- Established Business Park location
- 1.5 miles to Woking Mainline Station
- London Waterloo 24 minutes by train
- Multinational Business Community
- 5 miles to M25 Junction 11
- 23 Car Parking Space (1:246 sq. ft.)

## Key Features:

- Air-conditioning
- Full access raised floors
- Full height reception
- Male and female WCs
- Kitchen and breakout area
- Excellent parking provision

## Schedule of areas:

Description	ft <sup>2</sup>	m <sup>2</sup>
Reception	203	18.9
Ground floor offices	2,544	236.3
First floor offices	2,911	270.4
<b>Total</b>	<b>5,658</b>	<b>525.6</b>



## Location



### Location:

- Woking town centre is just a few minutes by car
- Woking has a mainline Rail Station, with a journey time to London Waterloo of around 24 minutes.
- Road connections are excellent being close to both junctions 10 and 11 of the M25

## Terms

The property is available by way of a sublease or assignment of our client's lease expiring 15<sup>th</sup> March 2024, with a tenant only break 15<sup>th</sup> December 2020, or on surrender of our clients lease via a new lease direct with the Landlord for a term to be agreed.

## Passing Rent

£99,837.50 per annum exclusive

## Business Rates

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value of the property is as follows: -

**Rates Payable approximately £7.50 per sq. ft.**

However, we would advise an interested party to confirm the accuracy of this information.

## EPC Rating

Energy Performance Rating: **C-68**

Certificate Reference No: **9000-4911-0366-6451-0010**

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Viewing

Strictly by appointment through the sole agents below.

## Contacts

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### **Subject to Contract**

**Date: January 2019**

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