

TO LET

New Instruction



Woking - Offices

4,465 sq ft (414.81 sq m) NIA

5th Floor Block D, Dukes Court , Duke Street, Woking, Surrey, GU21 5BH

For viewing and further information contact:



Peter Richards

01483 723344
07803 078011

peter.richards@hurstwarne.co.uk



Peter Morgan

01483 723344
07798 520950

Peter.morgan@hurstwarne.co.uk



Clare Charrett

01483 723344

Clare.charrett@hurstwarne.co.uk

Key Benefits

- Prominent development
- Manned reception
- Excellent communication links
- 8 on site parking spaces



Follow us on twitter
[@hurst_warne](https://twitter.com/hurst_warne)



Location

The premises are situated in the heart of Woking town centre, in close proximity to the mainline railway station.

All of the town centre amenities are within easy walking distance, together with additional contract car parking, if required.

Road communications are excellent, the town centre being within easy access of the M25 (junction 11 - Chertsey), and in turn the national motorway network.

Description

Dukes Court is perhaps one of Woking town centre's most well known and prominent office developments.

The available suite is the 5th Floor of Block D.

Amenities

- Impressive reception with 24 hour manned security desk
- VRF system
- Metal ceilings with LED lighting
- 4 passenger lifts
- Disabled WCs and showers in common areas
- 8 on site parking spaces

Availability

5th Floor Block D 4,465 sq ft

Terms

A new lease for a term to be agreed, directly from the Landlords.

Strictly via joint agents:-

Hurst Warne - 01483 723344

Fox Bray Smith - 020 3362 4351

Rent

£29.50 per sq ft plus VAT

Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as 92 (D).

A copy of the Energy Performance Certificate is available on request from the agents.

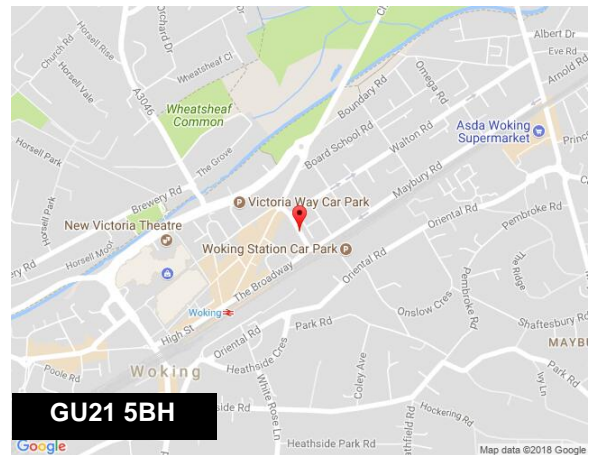
Business Rates

Rates Payable: £45,109.50 per annum
(based upon Rateable Value: £91,500 and UBR: 49.3p)

Interested parties should make their own enquiries with the relevant local authority.

Service Charge

£8.49 per sq ft plus VAT



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

Our Farnborough, Woking, Guildford, Leatherhead & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

Westmead House, Farnborough
Hampshire GU14 7LP
01252 816061
farnborough@hurstwarne.co.uk

41 Chobham Road, Woking,
Surrey GU21 6JD
01483 723344
woking@hurstwarne.co.uk

1 Farnham Road, Guildford,
Surrey GU2 4RG
01483 388800
guildford@hurstwarne.co.uk

323 Kingston Road, Leatherhead,
Surrey KT22 7TU
01372 360190
leatherhead@hurstwarne.co.uk

Abbey House, 25 Clarendon Road,
Redhill, Surrey RH1 1QZ
01737 852222
redhill@hurstwarne.co.uk