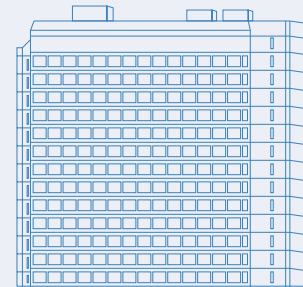


TOWN CENTRE OFFICES
WOKING SURREY GU21 6QX

TO LET

6,256 sq ft – 25,024 sq ft
(581 sq m – 2,325 sq m)



PROMINENT PROPERTY

The property is prominently located within the heart of the town centre and offers office accommodation over 4 floors. Floors 13–15 have been comprehensively refurbished to include a raised floor.

The 5th floor is redecorated and partially fitted with 5 individual offices, meeting room, kitchen area and server area.

KEY FEATURES

- Flexible leases on terms to be agreed
- Four pipe fan coil air conditioning
- Metal suspended ceiling with recessed lighting
- 4 x 12 person passenger lifts
- 15 car parking spaces per floor (shoppers car park)
- Manned ground floor reception



SCHEDULE OF AREAS

| Description | sq ft | sq m |
|--------------|---------------|--------------|
| 5th Floor | 6,256 | 581 * |
| 13th Floor | 6,256 | 581 |
| 14th Floor | 6,256 | 581 |
| 15th Floor | 6,256 | 581 |
| Total | 25,024 | 2,325 |

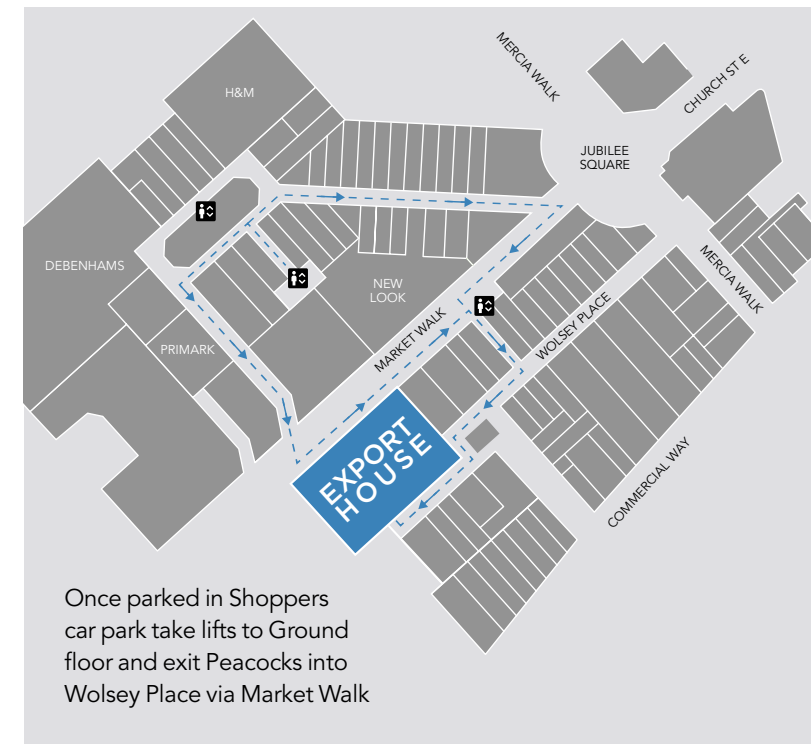
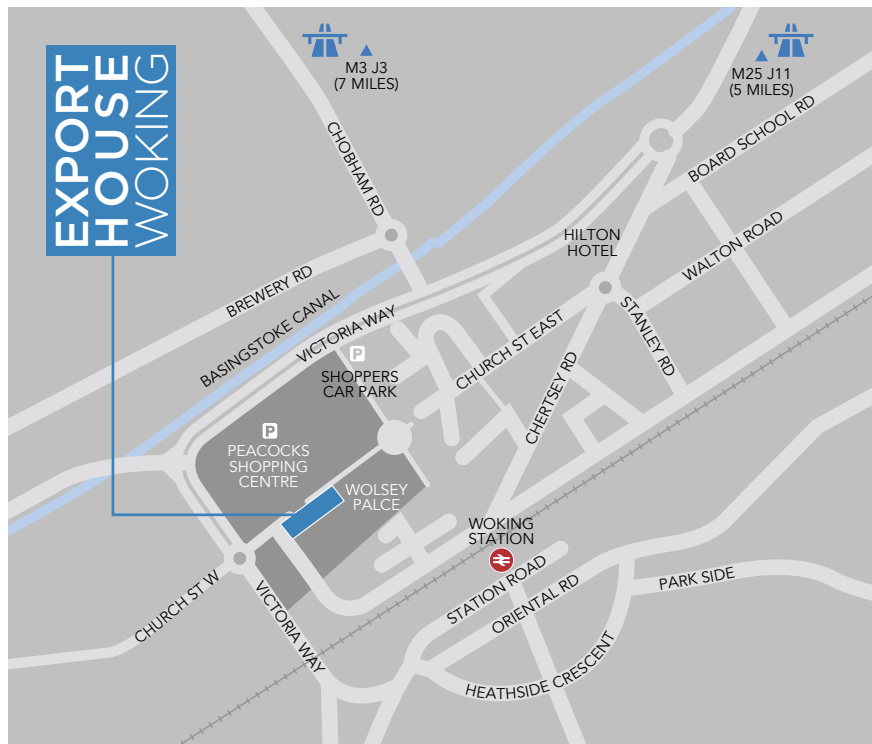
* un-refurbished

TOWN CENTRE LOCATION

Export House is located in the heart of Woking Town Centre, above Wolsey Place, adjacent to the Peacocks Shopping Centre and ideally placed to take advantage of the wealth of Town Centre amenities.

Woking main line train station is just a short walk away and provides a fast, frequent service to London Waterloo.

The A320 provides quick and easy access to the national motorway network with Junction 11 of the M25 just 5 miles away.



Once parked in Shoppers car park take lifts to Ground floor and exit Peacocks into Wolsey Place via Market Walk



TERMS

The accommodation is available on new flexible leases, at a quoting rental for the 13th to 15th floors of £26.00 per sq ft. The rent for the 5th floor is £23.50 per sq ft. The current service charge is £7.87 per sq ft.

BUSINESS RATES

We recommend that any interested party make their own enquiries with the VOA in respect of the rates payable.

LEGAL COSTS

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

SERVICES

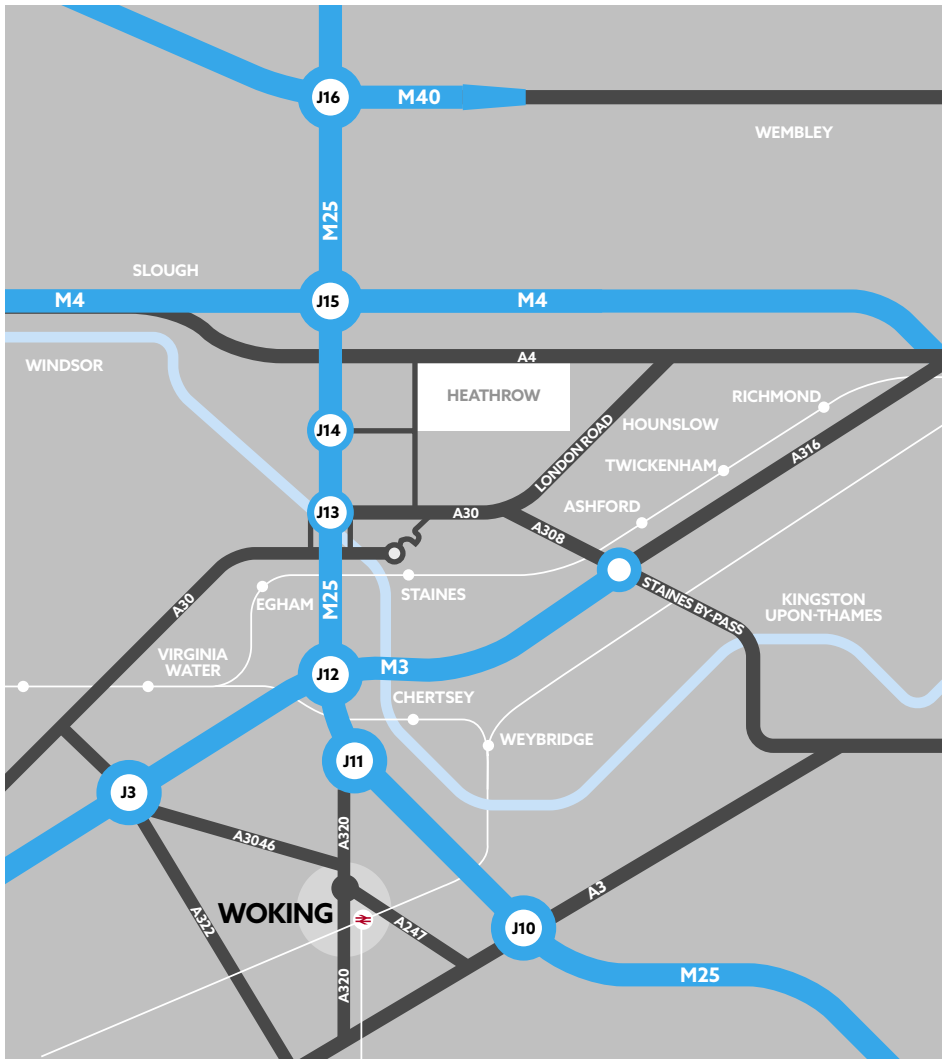
Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE RATING

5th floor: E109
13th – 15th floors: D76

EXPORT HOUSE WOKING

| By car | miles | By rail | mins |
|-----------------|-------|------------------|------|
| M25 Junction 11 | 4.5 | London Waterloo | 25 |
| M3 Junction 3 | 8 | Guildford | 8 |
| Guildford | 6 | Clapham Junction | 19 |
| Heathrow | 17 | Portsmouth | 68 |
| Gatwick | 37 | | |



VIEWING

Strictly by appointment through the sole agents below.



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