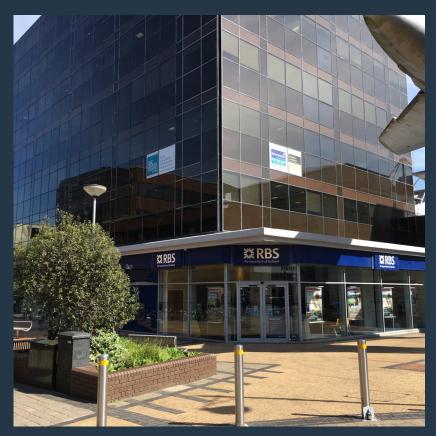


To Let

1 Crown Square, Woking, Surrey, GU21 6HR



08449 02 03 04

gva.co.uk/14133

Location

The subject property is situated in Woking, an affluent town in Surrey, approximately 6 miles north of Guildford, 12 miles south west of Leatherhead and 23 miles south east of Reading. In the 2011 census, the population of Woking was registered to be 62.796.

The area comprises a mix of independent and nationals including Nandos, Slug and Lettuce, Cafe Nero and Carluccio's. Other banks in the vicinity are TSB, Barclays and Nationwide.

Description

The property is a corner unit arranged over ground and first floor, situated beneath a block of offices. The demise comprises the following approximate areas measured on a net internal basis:

| First floor: | 80 sq m | 862 sq ft |
|--------------|----------|-------------|
| Total: | 285 sq m | 3,070 sq ft |

Planning

The unit benefits from A2 planning use. The lease permits A1 and/or A2 uses.

Lease

Assignment of the existing lease due to expire 05/10/2021. Alternatively a sub-lease might be available.

Rent

£67,500 pax

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £37,250 UBR (2018/19): £0.48p Rates Payable: £17,880

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

EPC

The property has an EPC rating of E103. A copy is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.

For further information please contact:

Lawis Sinclair

T: 0207 911 2913 E: Lewis.sinclair@gva.co.uk



Experian Goad Plan Created: 15/08/2018 Created By: GVA

Map data

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

GVA

65 Gresham Street, London EC2V 7NQ
GVA is the trading name of GVA Grimley Limited. ©2018 GVA

50 metres

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an
 offer or contract, or part of an offer or contract.
- offer or contract, or part of an offer or contract.

 (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
 -) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.