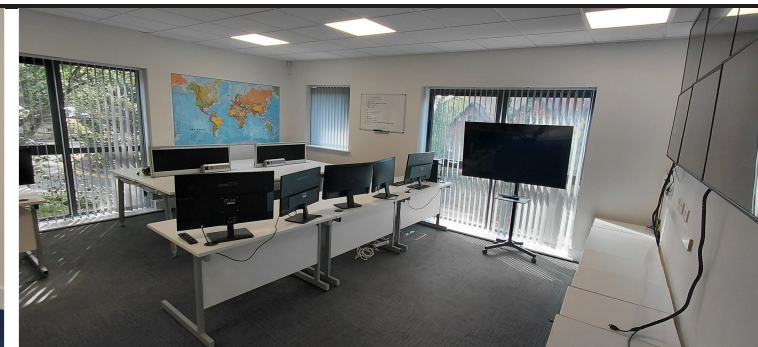
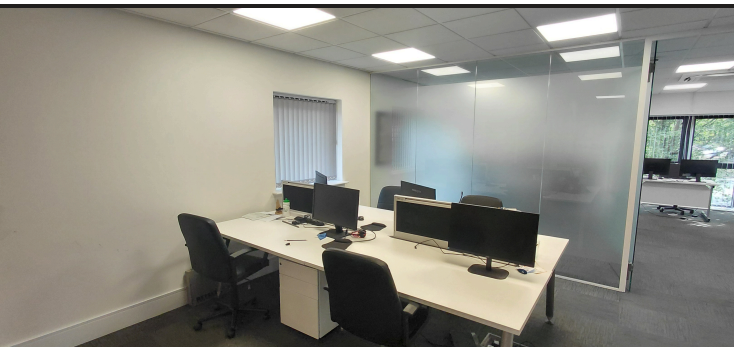




FITTED OFFICE TO LET – 1,010 SQ FT (93.86 SQ M)

1 Links Business Centre, Old Woking Road, Old Woking, GU22 8BF



DESCRIPTION

1 Links Business Centre is a two storey property broadly arranged in a 'T' shape to maximise natural light, providing high quality office accommodation. Suite C of 1,010 sq ft is available furnished with 12 desks in an open plan layout and a 6 person meeting room, with use of a shared kitchen and 6 car parking spaces.

LOCATION

Links Business Centre occupies a unique location just outside Woking town centre on the Old Woking Road, adjacent to Hoebridge Golf Club — a quiet, professional setting with access to Woking station (London Waterloo 25 minutes), the A3 and the M25.



KEY FEATURES

- First floor office suite
- Full access raised floors
- Shared kitchen
- 6 car parking spaces
- Air conditioned
- Suspended ceiling, LED lighting
- WCs and shower
- Furnished - 12 desks, ready to occupy

ACCOMMODATION

FLOOR	SQ FT	SQ M
Suite C	1,010	93.86
Total	1,010	93.86



TERMS

New FRI lease for a term to be negotiated.

RENT

£25.00 per sq ft.

VAT

VAT will be chargeable at the prevailing rate.

EPC

Rating B-27

RATES

Rateable value £18,250. Rates payable estimated to be £7,884 per annum. Business rates should be confirmed by contacting the local authority.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

ANTI-MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

VIEWINGS & FURTHER INFORMATION

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