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2 Links Bus Centre, Old Woking Rd,  
Woking GU22 8BF

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Fitted Office Suites with Excellent  
Parking & use of Garden

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**TO LET**

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2,118 - 4,446 Sq Ft  
(197 - 413 Sq M)

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# 2 Links Bus Centre, Old Woking Rd, Woking GU22 8BF

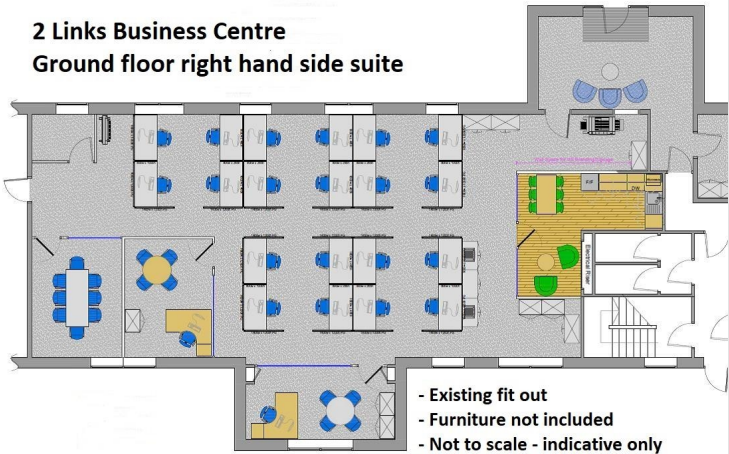
## DESCRIPTION

Constructed in 2001, the property provides modern open plan offices with excellent car parking.

The available accommodation comprises ground floor & 1st floor suites. Both have the benefit of an existing fit out to include a kitchen as well as generously sized offices and meeting room(s) with glazed partitioning. The suites have use of a communal garden to the rear of the property and a total of 25 parking spaces (12 with the ground and 13 with the 1st).

- ✓ Modern characterful offices
- ✓ Out of town in a tranquil setting
- ✓ Woking station 1.5 miles
- ✓ Cafe & meeting rooms available at adjacent golf club
- ✓ Excellent on-site parking provision
- ✓ Air conditioning with raised floors
- ✓ EPC - D (98)

## 2 Links Business Centre Ground floor right hand side suite



## ACCOMMODATION

| Gross Internal Areas   | sq ft        | sq m       |
|------------------------|--------------|------------|
| Ground - Suite 2 (RHS) | 2,118        | 197        |
| 1st floor - RHS        | 2,328        | 216        |
| <b>Total</b>           | <b>4,446</b> | <b>413</b> |

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

Rateable Value (2017) - Ground £33,000, 1st - £40,500. Rates Payable (2020/21) - Ground - £16,467, 1st - £20,209.50

## TERMS

The suites are available together or separately on a new effectively FRI lease(s) direct from the Landlord for a term to be agreed.

**EPC** EPC - D (98)

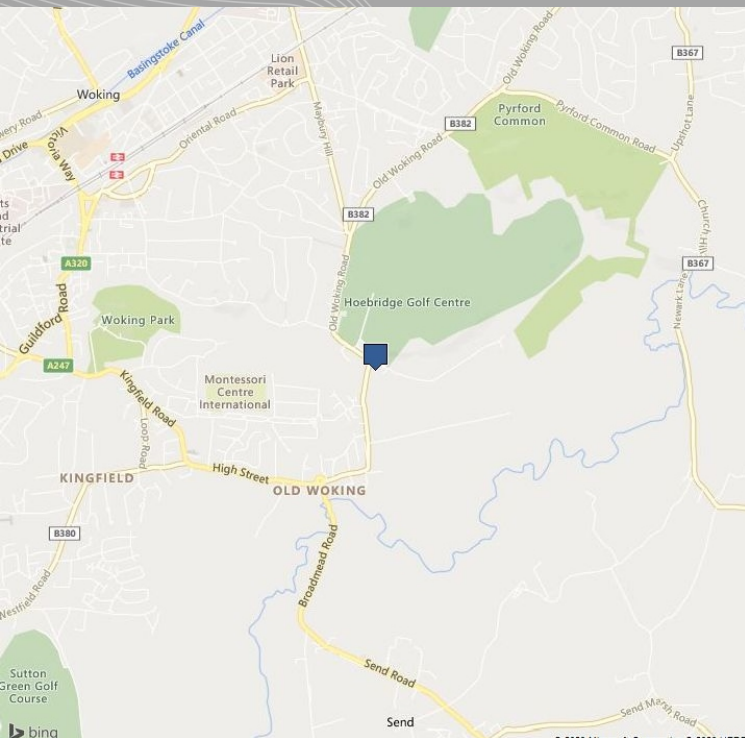








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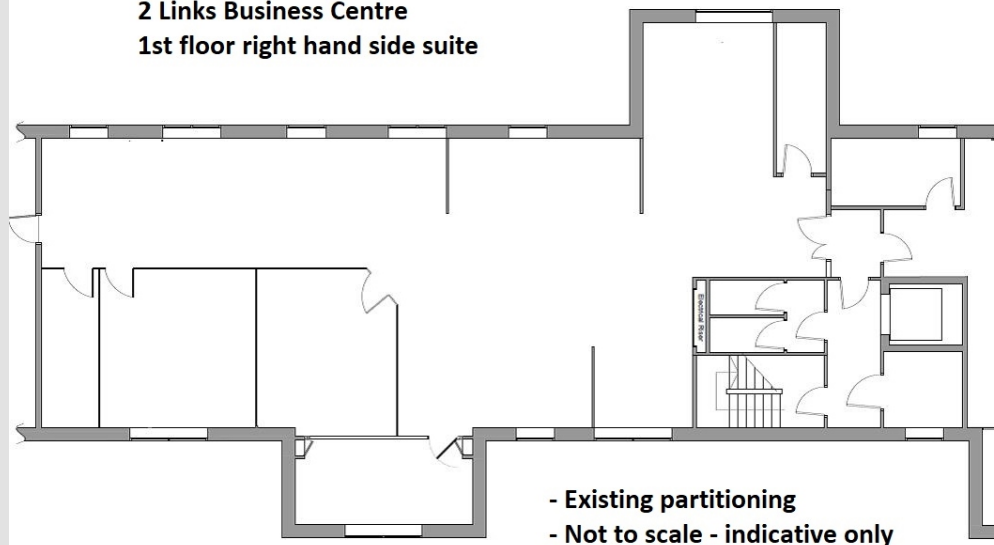


### LOCATION

Links Business Centre occupies a unique location just outside Woking town centre, adjacent to Hoebridge Golf Club - cafe/coffee shop & conference/meeting rooms - <https://hoebridgegc.co.uk>.

This picturesque setting provides a quiet & professional working environment whilst still providing access to Woking station (London Waterloo-25 mins) as well as the A3 & M25.

### 2 Links Business Centre 1st floor right hand side suite



- Existing partitioning
- Not to scale - indicative only



Suite 2 (RHS) - Offices

<https://www.lsh.co.uk/find/properties/surrey/woking/2038873>

### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

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