



Units 6, 7 & 8, Woking 8, Forsyth Road,
Woking, Surrey GU21 5SB

TO LET

High quality two storey units with
parking - suitable for Class E & B2 use

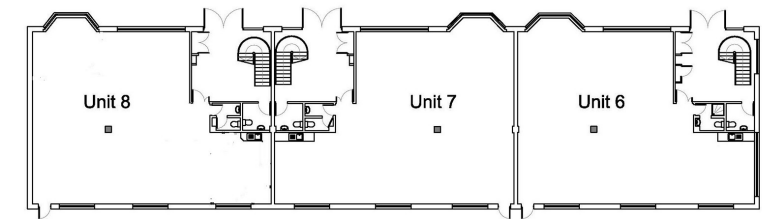
**3,852 - 11,653 Sq Ft
(358 - 1,083 Sq M)**

Units 6, 7 & 8, Woking 8, Forsyth Road, Woking, Surrey GU21 5SB

DESCRIPTION

Woking 8 provides a range of high quality office accommodation with an excellent provision of car parking. The self-contained two storey units have been fully refurbished to provide Grade A accommodation within a landscaped environment. Availability includes a self contained terrace of three units which can be combined to provide a total of up to 11,653 sq ft with 39 car parking spaces. The units benefit from both commercial/office (Class E(g)) use and general industrial (B2) use.

- ✓ VRF air conditioning system
- ✓ Suspended ceiling with recessed LED lighting
- ✓ Full access raised floors
- ✓ Kitchenette with fridge & dishwasher
- ✓ WCs & shower on each floor
- ✓ 13 car parking spaces with each unit with EV charging
- ✓ EPC - B



Ground Floor Plan



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 6	3,852	358
Unit 7	3,902	362
Unit 8	3,899	362
Total	11,653	1,083

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

For information please visit the Valuation Office Agency - www.voa.gov.uk

TERMS

Available on a new FRI lease(s) direct from the Landlord for a term to be agreed.

EPC B (41). A copy of the certificate is available upon request.





LOCATION

Woking 8 is located approx. 1.5 miles to the east of the town centre in Sheerwater, Woking's main out of town business location & provides quick & easy access to the motorway network with J10 & J11 of M25 less than 7 & 5 miles away respectively. Woking station direct services to London Waterloo with a fastest journey time of 27 minutes & over 10 trains an hour at peak times.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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