PRIME RETAIL UNIT | TO LET | NEW LEASE AVAILABLE

UNIT 36 PEACOCKS SHOPPING CENTRE WOKING GU21 6GB

brasier freeth

UNIT 36 PEACOCKS SC WOKING

GU21 6GB

LOCATION

Woking is an affluent town in north west Surrey with an estimated population of 105,000. It is located south west of London and is connected by a regular 25-minute train to London Waterloo.

The Peacocks is a vibrant shopping and leisure destination that is located in the centre of Woking, only a 5-minute walk from the train station. The scheme is an integral part of the town centre, with anchor tenants including Primark, H&M, TK Maxx and Next.

DESCRIPTION

The premises occupy a prime trading position on Town Mall, close to the entrance to the Shopping Centre. Located immediately adjacent to Superdry and opposite Fat Face, other nearby multiple retailers include New Look, 02, Three, Claires, Hotel Chocolat and Lovisa.

ACCOMMODATION

The property comprises the following approximate floor area:

Floor	*Sq.m*	*Sq.ft*
Ground Floor Sales	162.39	1,748
Ground Floor Storage	31.40	338
Total	**198.44**	**2,086**

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TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£35,000 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

SERVICE CHARGE

The estimated annual service charge for 2026 is £28,444 per annum.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £40,250.

For rates payable please refer to the Local Charging Authority, Woking Borough Council - 01483 755855.

LEGAL COSTS

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

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