Owen Isherwood
CHARTERED SURVEYORS

# Units 2, 3 & 4, 299A Connaught Road, Woking, GU24 0AD

**TO LET | 539 TO 1,590 SQ FT (50.07 TO 147.72 SQ M)**

Self-contained Office Space

## Location

The property is situated on Connaught Road in Brookwood, Woking, providing excellent access to Woking town centre, Guildford, and the surrounding Surrey road network.

The location benefits from convenient links to the A322, A3, and M3, with Brookwood railway station a 5-minute walk away, offering regular services to London Waterloo, making it an ideal location for a range of office occupiers.

## Description

A modern barn-style office building offering flexible accommodation, available as a single unit of approximately 1,600 sq ft or as two self-contained units of 540 sq ft and 1,050 sq ft. The units can also be combined to create one larger office.

The accommodation features vaulted ceilings, LED lighting, heating and cooling air conditioning, CAT 6 data cabling, pre-wired CCTV, fire and security alarm systems, adaptable track lighting, and dado trunking for flexible workstation layouts. Each unit benefits from its own kitchenette and WC, together with full-height mezzanine storage areas.

The development provides 9 allocated parking spaces, with additional overflow parking available. The property will be freshly refurbished prior to occupation.

## Accommodation

| Name | sq ft | sq m | Rent | Availability |
|---|---|---|---|---|
| Ground - Unit 2 | 539 | 50.07 | £13,500 /annum | Available |
| Ground - Units 3 & 4 | 1,051 | 97.64 | £21,020 /annum | Available |
| **Total** | **1,590** | **147.71** | | |

## Terms

New Lease

## Rent

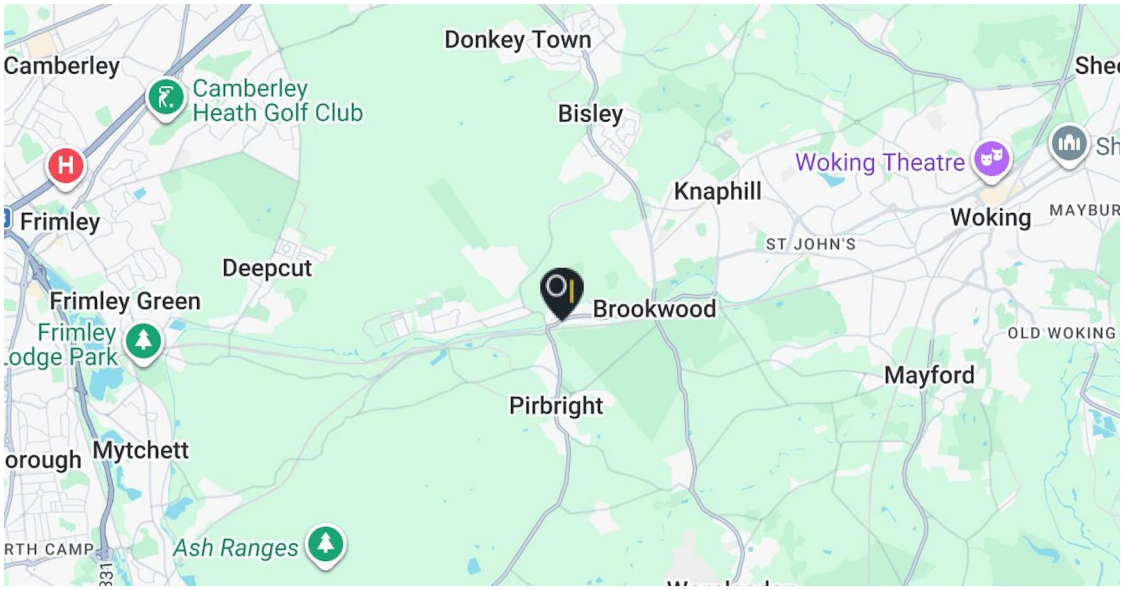
£13,500 - £34,520 per annum no VAT

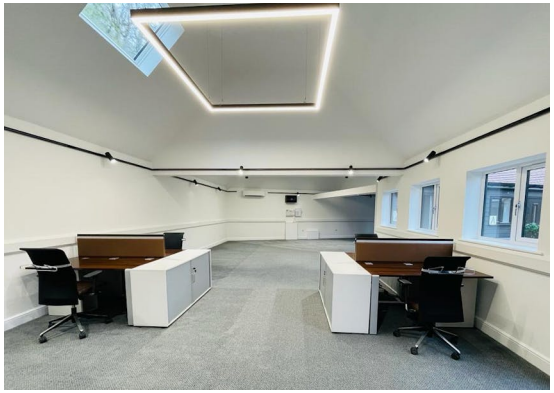
## EPC

A (21)

## Rateable Value

Unit 2 - £9,900, Car parking spaces - £1,050
Units 3&4 - £17,000, Car parking spaces - £1,050



## Contact

**Amelia Watson**
T: 01483 300176
M: 07983 498697
E: amelia@owenisherwood.com

**Alex Bellion**
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

**owenisherwood.com | 01483 300 176**
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated