

E (Commercial / Business / Service), Office

TO LET



CURCHOD&CO



6 Hermitage Road

Woking, GU21 8TB

Self Contained Office/ Class E with Prominent Shop Front

523 sq ft

(48.59 sq m)

- Prominent glazed shop front with display windows
- Nearby public parking
- Wall mounted air conditioning units
- Teapoint with fitted units
- W.C. facility

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

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Summary

Available Size	523 sq ft
Rent	£14,500 per annum
Rates Payable	£2,592 per annum The property should benefit from 100% Small Business Rates relief.
Rateable Value	£6,000
Service Charge	N/A
EPC Rating	B (41)

Description

The property comprises a mid terrace building, arranged over ground and first floors and offering self contained accommodation with a prominent glazed shop front to Hermitage Road.

The ground floor is entered directly from the street and provides a reception and meeting room. A staircase rises to the first floor, where the accommodation is arranged as open plan office space with a further large meeting room or private office, served by a teapoint and w.c. The specification includes wall mounted air conditioning units, surface mounted LED lighting, gas fired central heating via perimeter radiators, double glazed windows to front and rear, perimeter trunking and data cabling.

Location

The property occupies a prominent position fronting Hermitage Road within the established local centre of St Johns, approximately 1.5 miles to the west of Woking town centre. The immediate parade comprises a mix of independent retailers, professional services and food and beverage operators, with the adjoining Bellini Italian restaurant.

St Johns benefits from a strong residential catchment and good road communications, with the A322 providing access to the A320 and Junction 11 of the M25 to the north, and the A324 linking to Woking town centre and Guildford to the south. Woking mainline station is approximately 3 miles distant and provides a fast and frequent service to London Waterloo with a journey time from 25 minutes. The property benefits from Woking Borough Council's Kiln Bridge Car Park immediately adjacent and the nearby St John's Lye Car Park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	65	6.04
1st	458	42.55
Total	523	48.59

Terms

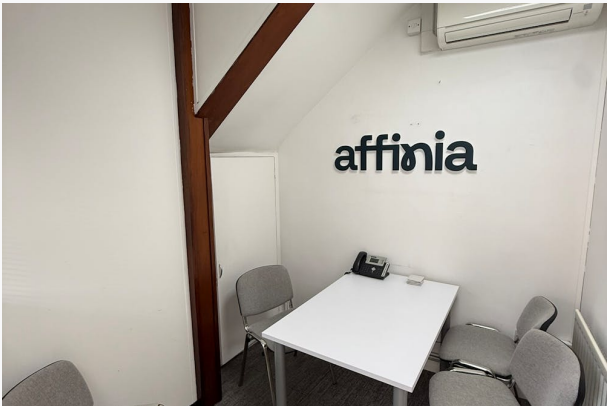
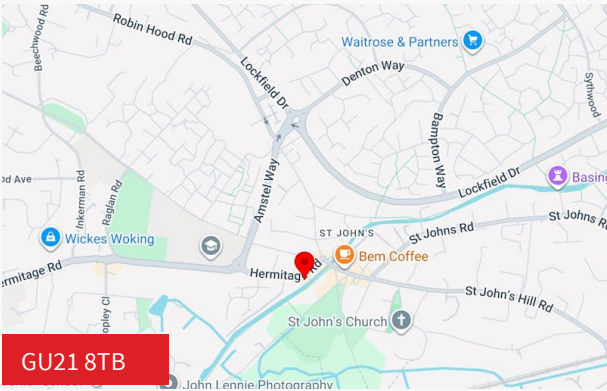
The premises are available by way of a new full repairing and insuring lease.

Legal Costs/VAT

Each party to bear their own legal costs incurred in the transaction. All prices are quoted exclusive of VAT which may be charged.

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.



Viewing & Further Information

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

Richard Newsam
01483 730060 | 07554 455920
rnewsam@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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