



Unit 2

One Crown Square, 1 Chobham Road, Woking, GU21 6HR

Modern Class E Unit in Woking Town Centre

2,074 sq ft

(192.68 sq m)

- Class E commercial unit suitable for office, retail, and leisure uses.
- Prominently positioned with extensive glazed frontage to Chobham Road
- Situated in Woking town centre, within a 2 minute walk of the mainline train station

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Summary

Available Size	2,074 sq ft
Rent	£40,000 per annum
Business Rates	To be reassessed
VAT	Applicable
EPC Rating	B (37)

Description

Unit 2 provides a prominent, self-contained Class E unit occupying a prominent position on Chobham Road, close to Woking's main shopping centres. The unit offers largely open plan accommodation across ground and 1st floors, with separate meeting rooms and kitchen. The unit lends itself to a range of retail, office, and leisure uses within Class E.

Location

One Crown Square is situated in Woking town centre, within a two minute walk of the mainline train station and several multi-storey car parks. Retail hubs such as Victoria Place and the Peacocks Centre are within easy walking distance, and the surrounding town centre has benefited from major regeneration including the Victoria Square development.

Woking Train Station offers frequent services to London Waterloo, with an approximate journey time of 25 minutes; nearby M25 and M3 junctions offer access to the wider road network.

Terms

The property is available by way of a new 5-year lease outside the security of tenure provisions of the Landlord & Tenant Act 1954

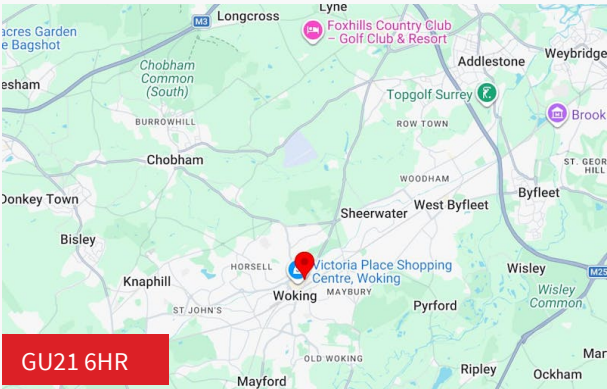
Anti Money Laundering

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.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged



Viewing & Further Information

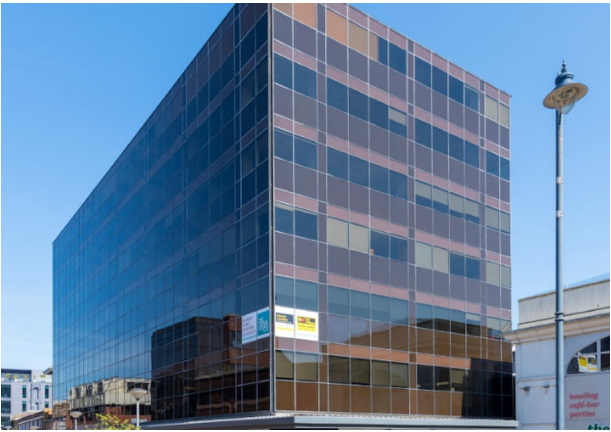
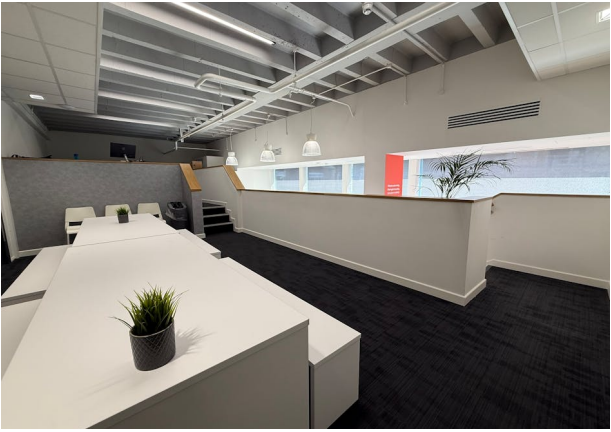
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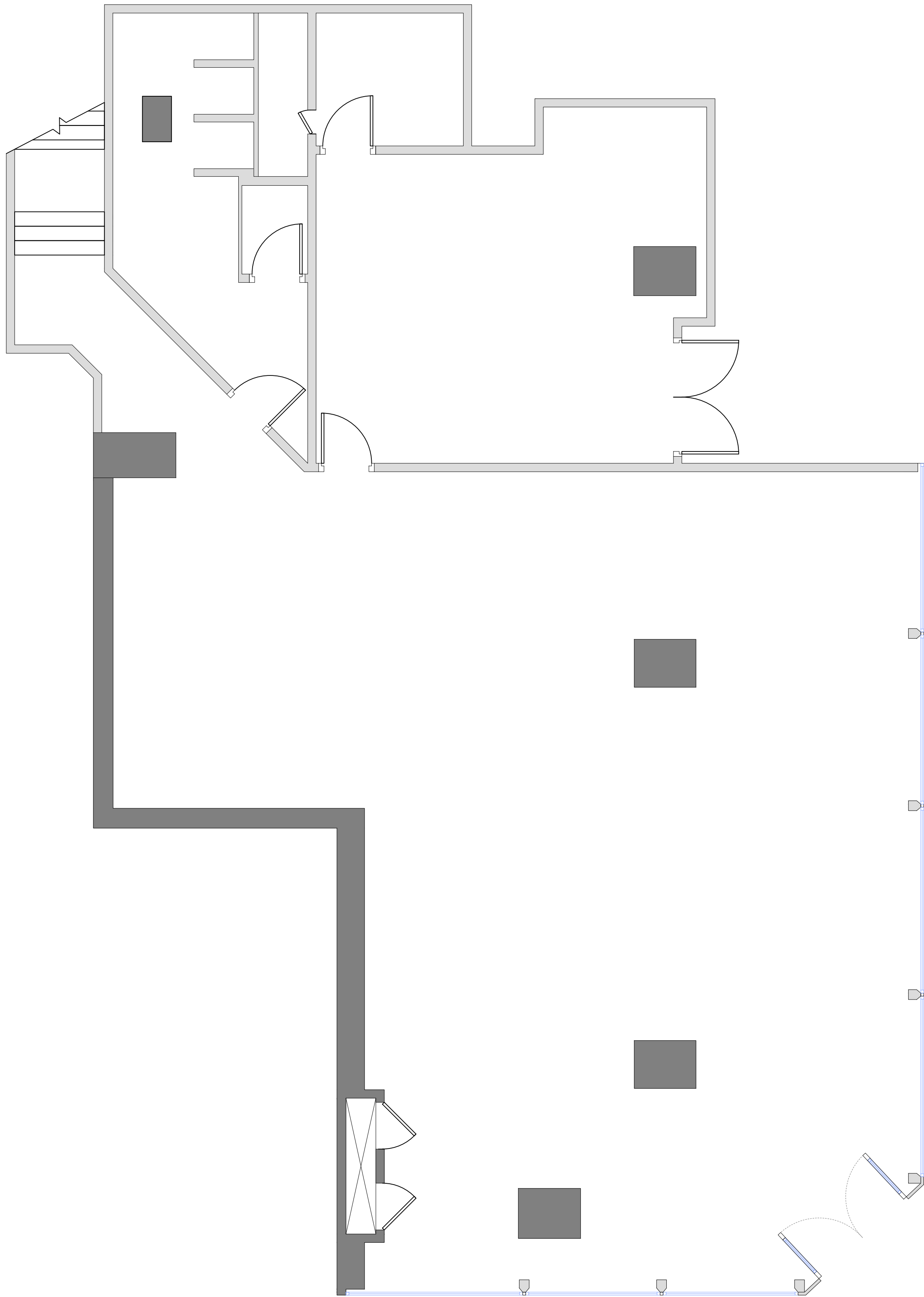
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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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One Crown Square Studio Unit 03 Existing GA Plan



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CLIENT:	VIA		
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SITE:	One Crown Square - Studio Unit 03		
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