



NEVER
TRAIN
ALONE

Fitness Space

FS

Woking

Woking
Fitness
Centre

Woking
Fitness
Centre

Woking
Fitness
Centre

Owen
Isherwood
CHARTERED SURVEYORS

Fitness Space, One Crown Square, Woking, Woking, GU21 6HR

TO LET | 2,298 SQ FT (213.49 SQ M)

Ground Floor Class "E" Unit

- Tenancy available until September 2027 due to internal build works.
- Ideal for charity and temporary tenants.
- Class "E" retail unit.
- Central Woking location.
- WC's and showers fitted internally.
- Large office complex above.
- Rolling three-month mutual break.



Location

One Crown Square is an impressive and comprehensively refurbished office building in the heart of Woking town centre only 200 meters from the train station. As well as the re-modelled reception, occupiers will benefit from a concierge service and the on-site café.

Woking has benefited from significant investment in its streetscape, infrastructure and environment to deliver a thriving town centre. These improvements continue to attract increasing numbers of business and residential occupiers, with a pedestrianised zone that provides an excellent retail and leisure offering.

One Crown Square is adjacent to Victoria Way car park and within two minutes walk of the Peacocks shopping centre.

Description

The unit is formed of an open planned space on the ground floor, with concrete screed floor and spot lighting. The unit was previously used as a gym but falls under the flexible Class "E" user class and could be occupier as a variety of uses going forwards.

The unit is now available in a shell condition.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,298	213.49	Available
Total	2,298	213.49	

Terms

New Lease

Rent

£37,500 per annum Inclusive of Service Charge.

Rates & Charges

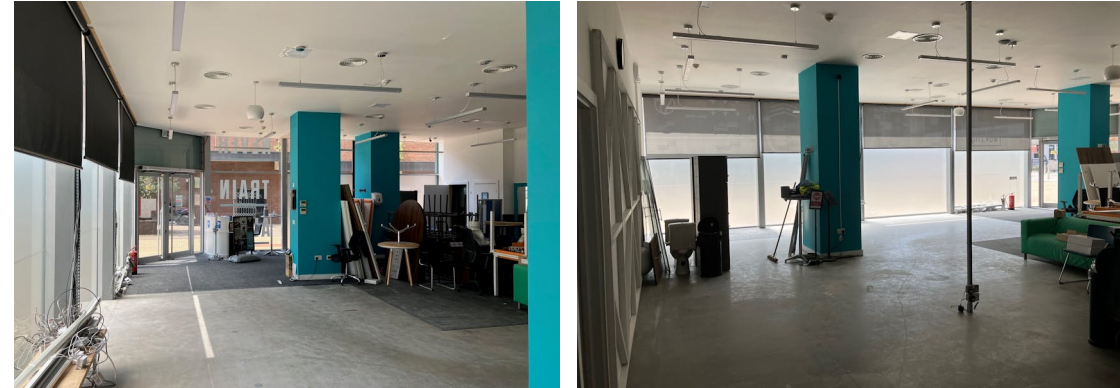
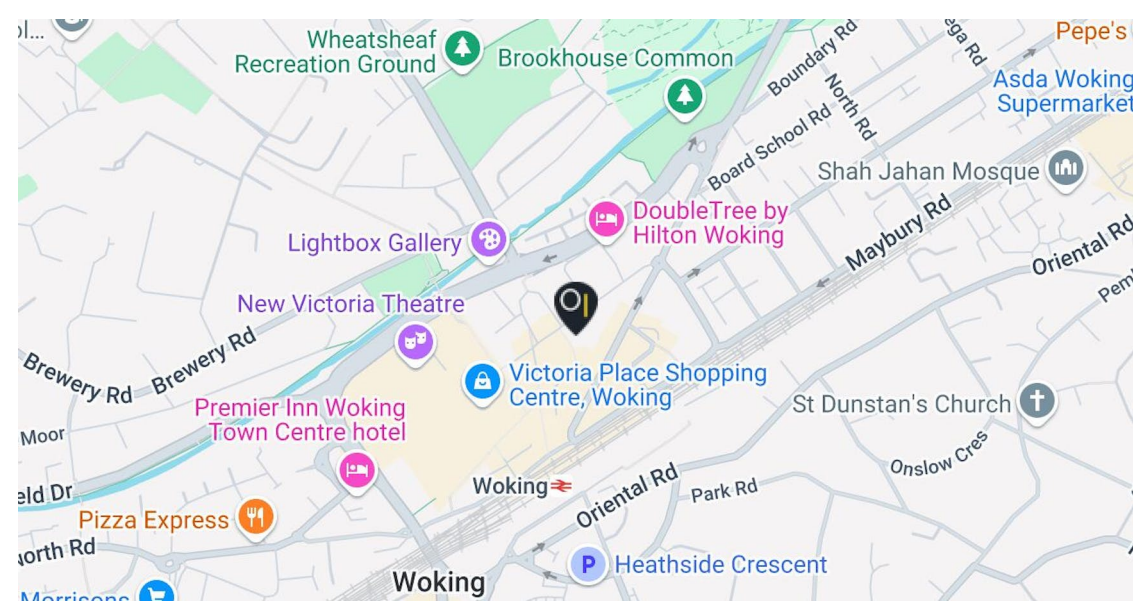
Rateable value: N/A

EPC

B (37)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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