



Ground and First Floor Offices

2 Manor Way, Woking, GU22 9JX

Self contained ground and first floor offices

2,862 sq ft
(265.89 sq m)

- 7 car parking spaces
- Inclusive rent
- Comfort cooling
- Shower facilities
- LED lighting

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Summary

Available Size	2,862 sq ft
Rent	£52,000 per annum
Business Rates	Inclusive
Service Charge	Inclusive
EPC Rating	D (85)

Description

The property comprises of refurbished ground and first floor offices. The ground floor was previously laid out as a test kitchen although can be reinstated to open plan offices. The first floor provides a mixture of open plan offices together with two meeting rooms and a kitchenette. Access to the property is provided via a front entrance to the ground floor area and access to first floor is via an internal staircase. There is an electric security shutter on the front entrance.

The offices benefit from LED lighting, comfort cooling and 7 car parking spaces. Further parking is available via a short walk to the Manor Way car park.

Location

The premises are located within the established Manor Way Industrial Estate approximately 3 miles from Woking town centre.

Access to the A3 at Send is approximately 2 miles distant and the M25 (Junction 11) approximately 4 miles distant.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground	1,369	127.18
1st	1,493	138.70
Total	2,862	265.88

Terms

The premises are available by way of a new licence to include rent and business rates but exclusive of small power.

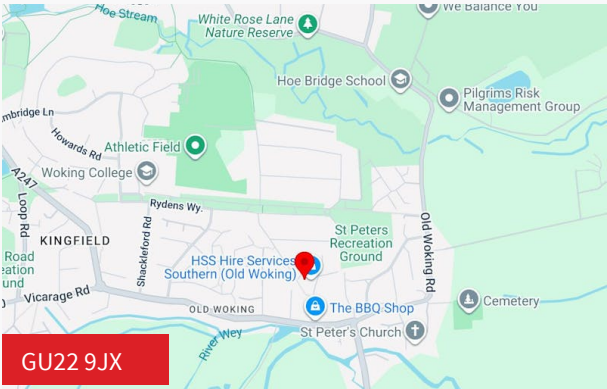
Anti Money Laundering

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 fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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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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