



2-3 Central Buildings

Chobham Road, Woking, GU21 6JH

Ground Floor Class-E Retail

1,070 sq ft

(99.41 sq m)

- Prominent Double Frontage
- Great Visibility
- Woking Town Centre Location
- Nearby Occupiers Include Cakebox, Caffe Nero, Pret A Manger, and Superdry

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Summary

Available Size	1,070 sq ft
Rent	£30,000 per annum
Business Rates	To be assessed
Service Charge	Ad-hoc
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

2-3 Central Buildings is a large double frontage Class-E retail unit benefitting from a prominent position on Chobham Road. The property is arranged over ground floor with the benefit of a rear w/c and ancillary storage space.

Location

The property is located on Chobham Road, a prominent position within Woking town centre. Nearby Victoria Place and The Peacocks shopping centre also provide a variety of national retailers and are easily accessible, just 2-3 minutes walk away.

Woking train station is located circa 0.2 miles north of the unit and provides direct services to London Waterloo, with journey times from 24 minutes. A number of pay and display car parks are located within walking distance of the town centre.

Accommodation

The accommodation comprises the following areas:

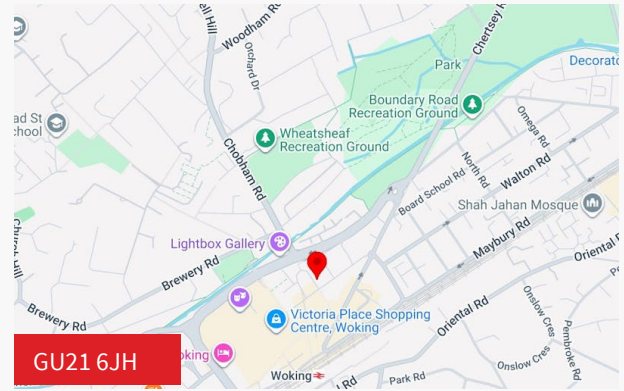
Name	sq ft	sq m
Ground	1,070	99.41
Total	1,070	99.41

Terms

Available by way of a new Effective Full Repairing and Insuring lease for a term to be agreed.

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

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