



6 Church Street West

Woking, Surrey, GU21 6DJ

## Prime Town Centre Office

30,294 sq ft

(2,814.40 sq m)

- Contemporary office space
- To be Refurbished
- 79 Secure Parking Spaces (1:367 sqft)
- Town Centre Location
- Arranged over Ground, First and Second Floors

# 6 Church Street West, Woking, Surrey, GU21 6DJ

## Summary

Available Size	30,294 sq ft
Rates Payable	£366,080 per annum
Rateable Value	£715,000
EPC Rating	C (61)

## Description

The property comprises of 30,294 sq ft of contemporary office accommodation arranged over ground and two upper floors. There are 79 secure car parking spaces on ground and basement levels.

The property provides elevator access and WC facilities on each floor. Features include air conditioning, suspended ceilings, LED lighting and fully accessible raised floors.

## Location

6 Church Street West enjoys a prime centre location, benefiting from main entrance onto Church Street West with separate entrance onto Goldsworth Road. The office is a five-minute walk from Woking Train Station and several multi-storey car parks. Retail hubs such as Victoria Place and Peacocks Centre are within easy walking distance.

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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,166	479.94	Available
1st	12,556	1,166.49	Available
2nd	12,572	1,167.98	Available
<b>Total</b>	<b>30,294</b>	<b>2,814.41</b>	

## Terms

The property is available on a freehold basis or a new lease directly with the Landlord, with terms to be agreed.

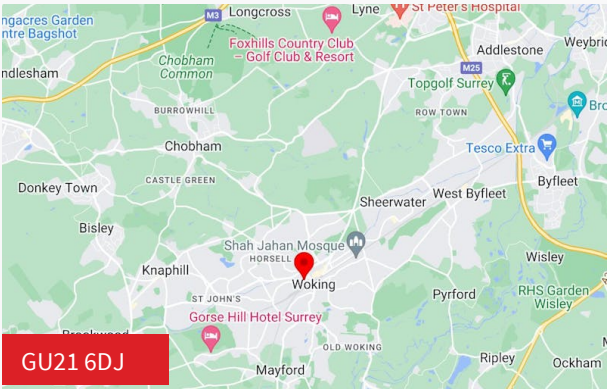
## Anti Money Laundering

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.

## Legal Costs/VAT

Each party is to be responsible for the payment of their own legal costs 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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