



69 Commercial Way

Woking, GU21 6HN

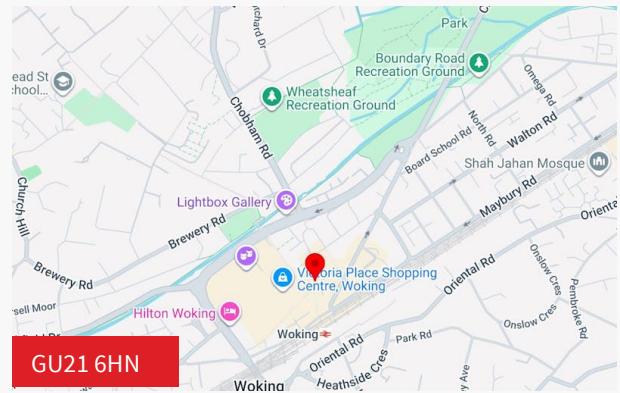
Ground and first floor Class E  
To Let

1,154 sq ft  
(107.21 sq m)

- Prime retail pitch
- Prominent frontage onto Commercial Way
- Close proximity to Woking station
- Nearby occupiers include Caffe Nero, Itsu, Starbucks and Zizzi
- Kitchenette and WC

## Summary

Available Size	1,154 sq ft
Rent	£33,000 per annum
Rates Payable	£9,645 per sq ft based on 2026 valuation
Rateable Value	£25,250
Service Charge	N/A
EPC Rating	Upon enquiry



## Description

The property comprises a ground and 1st floor retail unit situated on Commercial Way, a central location within Woking's primary retail area. The ground floor provides for an open plan sales area with rear ancillary with kitchenette and W.C facilities. The 1st floor provides further open-plan ancillary area.

## Location

The property is situated on Commercial Way, one of Woking's main retail hubs, benefiting from good footfall and high-street frontage. Commercial Way hosts a range of retailers including Caffe Nero, Itsu, Starbucks, and Zizzi's. 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 south 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 - Retail	575	53.42
1st - Retail	579	53.79
<b>Total</b>	<b>1,154</b>	<b>107.21</b>



## Viewings

Available to view strictly by appointment with sole agents Curchod & Co.

## Terms

The property is available by way of a new lease directly from the Landlord.

## 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

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

## Viewing & Further Information

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