



First Floor Office

14 St. Johns Road, Woking, GU21 7SE

Refurbished, open-plan office space with car parking

1,220 sq ft
(113.34 sq m)

- Self-contained first floor office suite
- Refurbished to a high standard
- Kitchenette and two W/Cs
- 7 car parking spaces
- Close to local shops and amenities
- Ready for immediate occupation

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Summary

Available Size	1,220 sq ft
Rent	£32,500 per annum
Rates Payable	£11,016 per annum based on 2026 valuation
Rateable Value	£25,500
Service Charge	adhoc
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Description

The property comprises a self-contained first floor office suite extending to approximately 1,220 sq. ft. The space has been comprehensively refurbished to a high standard and now provides modern, well-presented, accommodation available for immediate occupation.

The suite is arranged as an open plan office, offering excellent flexibility for occupier fit-out, and benefits from good natural light throughout. The specification includes comfort cooling and heating, new LED lighting, and newly fitted carpeting, creating an efficient and contemporary working environment. Ancillary accommodation includes a kitchenette and two W/Cs. The office space has the benefit of 7 car parking spaces.

Location

14 St Johns is prominently situated in the heart of St Johns Village, a well-established and popular suburb located on the outskirts of Woking.

The property benefits from a convenient village centre position, within close proximity to a range of local shops, cafés and amenities, providing excellent facilities for staff and visitors. Woking town centre is located a short distance away, offering a wider range of retail, leisure and transport connections, including a mainline railway station with direct services to London Waterloo. The surrounding road network provides good access to the A320, which in turn connects to the M25 (Junction 11), facilitating access to the wider motorway network.

Viewings

Viewings available by appointment only via sole agents Curchod & Co

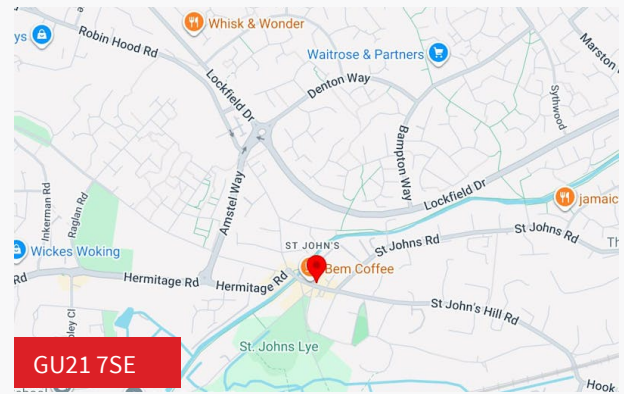
Anti Money Laundering

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 bear their own legal costs.

Prices are quoted exclusive of VAT.



Viewing & Further Information

John Shaw

01483 730060 | 07808 896311

jshaw@curchodandco.com

Piers Leigh

07967 726301 | 07967 726301

pleigh@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

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