



Unit 1 Stonemasons Court

Cemetary Pales, Woking, GU24 0BL

Self contained character offices

1,893 sq ft
(175.87 sq m)

- Excellent car parking - 12 spaces (1:158 sq.ft.)
- Courtyard offices in an attractive setting
- 3 miles west of Woking town centre
- Ground source heat pump provides heating and cooling
- Perimeter and underfloor cable trunking

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Summary

Available Size	1,893 sq ft
Rent	£45,000 per annum
Rates Payable	£17,340 per annum
Rateable Value	£34,750
EPC Rating	B (36)

Description

This 1,893 sq ft self-contained barn style office has been fully renovated and fitted out with a modern design, providing a professional and efficient workspace for your team. The property boasts sustainable features such as a ground source heat pump and solar panels.

This office is located in a courtyard setting, delivering a peaceful and private environment for your business. It offers ample parking with 12 dedicated car spaces, ensuring easy access for your employees and clients.

Location

The property is located 3 miles west of Woking town centre, close to the A322 Bagshot Road which leads to Guildford and the M3 (J3).

Brookwood station provides services to London Waterloo and is just under 1 mile by road or less than half a mile on footpaths across Brookwood cemetery.

Terms

A new lease is available 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.

Legal Costs/VAT

Each party to be responsible for their own legal costs incurred in the transaction.

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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