

E (Commercial / Business / Service), Office, Retail

TO LET



CURCHOD&CO



4 Kingfield Road

Old Woking, Woking, GU22 9EH

Newly refurbished ground floor lock up shop

237 sq ft

(22.02 sq m)

- Flexible Class E use
- Good visibility and prominent frontage
- Close to amenities such as Woking leisure centre, Sainsburys and Woking football club
- Free street car parking opposite and nearby
- Fully refurbished
- Comfort cooling
- Staff w/c and kitchenette

Summary

Available Size	237 sq ft
Rent	£14,000 per annum
Rates Payable	£1,986.40 per annum Based on 2026 valuation. 100% small business rates relief may apply.
Rateable Value	£5,200
Service Charge	ad hoc
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (44)

Description

The premises comprise a ground floor lock-up shop, benefitting from Class E use, arranged to provide retail accommodation with prominent frontage onto Kingfield Road. The unit has recently undergone full refurbishment and will be made available in a white box finish, providing an incoming occupier with a clean, neutral specification ready to fit out to their own requirements. The premises further benefit from a staff kitchenette and w/c and comfort cooling. The property is equally well suited to an office occupier and sits close to a range of local amenities.

Location

The property is situated within a local retail parade on Kingfield Road in Old Woking, a well-established and populated residential area to the south of Woking town centre. The parade benefits from consistent local footfall and serves the surrounding community, with nearby occupiers including a mix of independent retailers and convenience businesses. Woking town centre, mainline railway station and the wider road network are all within easy reach. The property is within walking distance to the leisure centre, Sainsburys and Woking football club.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	237	22.02	Available
Total	237	22.02	

Viewings

Viewings to be by appointment only via sole agents Curchod & Co.

Terms

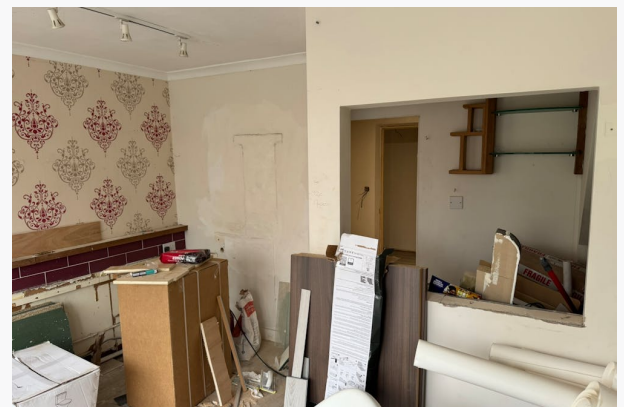
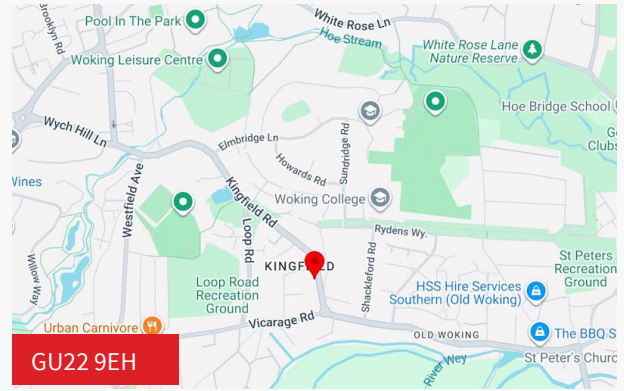
Available by way of a new full repairing and insuring lease (FRI).

VAT/Legal Costs

Each party to be responsible for the payment of their own legal costs incurred in the letting. Prices are quoted exclusive of VAT which may be charged.

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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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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