



**Lambert
Smith
Hampton**

01483 538181
www.lsh.co.uk

To Let

Offices

High quality, air conditioned office floor

Part 2nd floor, Midas, 62 Goldsworth Road, Woking GU21 6LQ



- 12,178 Sq Ft (1,131 Sq M)
- High quality air conditioned offices
- 32 car parking spaces
- Town centre location

Lambert Smith Hampton

2 Bell Court, Leapale Lane, Guildford Surrey GU1 4LY T +44 (0)1483 538181

Part 2nd floor, Midas, 62 Goldsworth Road, Woking GU21 6LQ

Location



Midas is prominently situated in Goldsworth Road, a few minutes walk from Woking Mainline Railway Station which provides fast and frequent services to London (Waterloo) with a fastest journey time of approximately 27 minutes. The town centre amenities are within a short walk of the property.

Woking is situated approximately 5 miles from junction 11 of the M25 via the A320.

Description

Midas was constructed in the early 2000s as a high quality headquarters office building providing some 58,000 sq ft of offices on three floors.

- Air conditioning
- 32 car parking spaces (1 to 381 sq ft)
- Metal tiled suspended ceiling with Cat II lighting
- Full access raised floor
- 3 passenger lifts
- Prestigious reception

Accommodation

The available accommodation comprises part of the second floor of the property, which is currently fitted out to provide a combination of individual offices, meeting rooms, open plan areas.

Net Internal Floor Area	Sq Ft	Sq M
Part 2nd Floor	12,178	1,131

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The accommodation has a rateable value (2010) of £193,000. Based on the current UBR of 48.2p in the £ the 2014/15 rates payable are £93,026.

Interested parties should make their own enquiries direct with the local billing authority, Woking Borough Council (Tel: 01483 755855).

Terms

The accommodation is available by way of an assignment or on a new sublease for a term expiring no later than March 2020.

Rent

£25 per sq ft per annum exclusive of VAT, service charge, business rates and all other outgoings.

The next rent review is April 2015.

Timing

The accommodation is available from February 2015.

EPC

The building has an EPC rating of E (109).

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Tim Shaw

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Paul Dowson

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11th December 2014

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