



1, Christchurch Way,
Woking GU21 6JG

Fitted and Furnished Town Centre
Office Suite

TO LET

**5,414 Sq Ft
(503 Sq M)**

DESCRIPTION

The property was extensively refurbished in 2013 and is a detached office building arranged over ground and three upper floors. The available accommodation comprises the ground floor, which has the benefit of a high quality fit out and the potential to inherit the existing fixtures and fittings.

The offices are approached through an attractive reception area and include a contemporary kitchen breakout area, meeting room, glass fronted offices and open plan workstations.

- ✓ Fully fitted, town centre office suite
- ✓ Town centre core location - short walk to train station
- ✓ 7 car parking spaces in the basement car park
- ✓ Air conditioning
- ✓ Raised floors
- ✓ EPC - B (48)
- ✓ Contemporary kitchen/break out area



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	5,414	503

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

Rateable Value : £112,000
Uniform Business Rates Payable per annum (2019/20) : £56,448

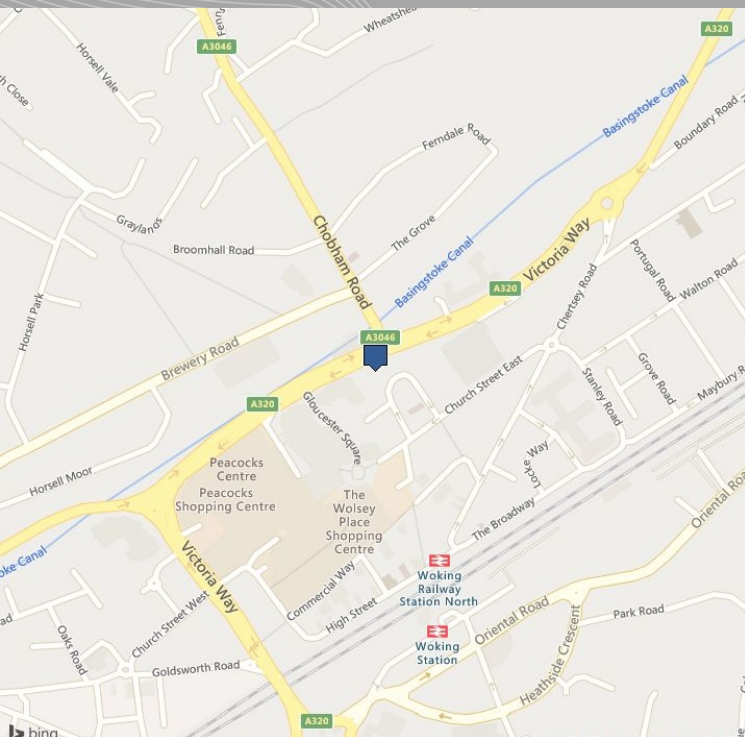
TERMS

The property is available on sub-lease for a term expiring 1st January 2024. Alternatively a new longer lease can be made available.

EPC EPC Rating: B(48)



1, Christchurch Way, Woking GU21 6JG



LOCATION

1 Christchurch is well situated in Woking town centre, overlooking Victoria Way and a short walk from all town centre facilities. Woking station provides fast and frequent services to London Waterloo with a journey time of approximately 25 minutes.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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