



## Air Conditioned High Street Office - Freehold For Sale

### Clifford James Building

High Street, Woking, GU23 6AF

Office

**FOR SALE**

**2,976 sq ft**

(276.48 sq m)

- 8 allocated parking spaces
- High Street location
- Two small kitchenettes
- Air conditioning

# Clifford James Building, High Street, Woking, GU23 6AF

## Summary

Available Size	2,976 sq ft
Price	Offers in excess of £850,000
Rates Payable	£5.73 per sq ft
Rateable Value	£34,750
EPC Rating	C (62)

## Location

The Surrey village of Ripley is located approximately 30 miles south west of Central London. Nearby locations include Guildford approximately 6 miles to the south west and Woking approximately 3 miles to the west. Road communications are provided by the A3 dual carriageway, which bypasses the village and joins with the M25 London Orbital approximately 2 miles to the north of the village. The subject property is in the centre of the village just off the High Street. The neighbouring properties are of a variety of retail and residential use. The location benefits from a significant amount of both pedestrian and vehicular passing traffic.

## Description

The building provides office space split over ground and first floors and benefits from air conditioning throughout. There are 8 car parking spaces, a bike rack and two small kitchenettes. The prominent property also benefits from a large glass frontage overlooking Ripley High Street.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
G	1,880	174.66	Available
1st	1,096	101.82	Available
<b>Total</b>	<b>2,976</b>	<b>276.48</b>	

## Viewings

Strictly through sole letting agents.



## Viewing & Further Information

### Claudia Harley

01483 446800 | 07836 544 564  
charley@vailwilliams.com

### Elliot McNish

01483 446800 | 07545 803419  
emcnish@vailwilliams.com



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