



AVAILABLE

Ground Floor Class "E" Unit
2,298 sq. ft. (213.49 sq. m.)

Owen
Isherwood
CHARTERED SURVEYORS



One Crown Square, Woking, Surrey, GU21 6HR

LOCATION

One Crown Square is an impressive and comprehensively refurbished office building in the heart of Woking town centre only 200 meters from the train station. As well as the re-modelled reception, occupiers will benefit from a concierge service and the on-site café.

Woking has benefited from significant investment in its streetscape, infrastructure and environment to deliver a thriving town centre. These improvements continue to attract increasing numbers of business and residential occupiers, with a pedestrianised zone that provides an excellent retail and leisure offering.

One Crown Square is adjacent to Victoria Way car park and within two minutes walk of the Peacocks shopping centre.

DESCRIPTION

The unit is formed of an open planned space on the ground floor, with concrete screed floor and spot lighting. The unit was previously used as a gym but falls under the flexible Class "E" user class and could be occupier as a variety of uses going forwards.

The unit is now available in a shell condition.

ACCOMMODATION

GF Total	213.49 sq. m.	2,298 sq. ft.
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RENT

£43,500 per annum (+VAT)

BUSINESS RATES

Rateable Value: £45,750
Rates Payable: £22,417.50 (22/23)

TERMS

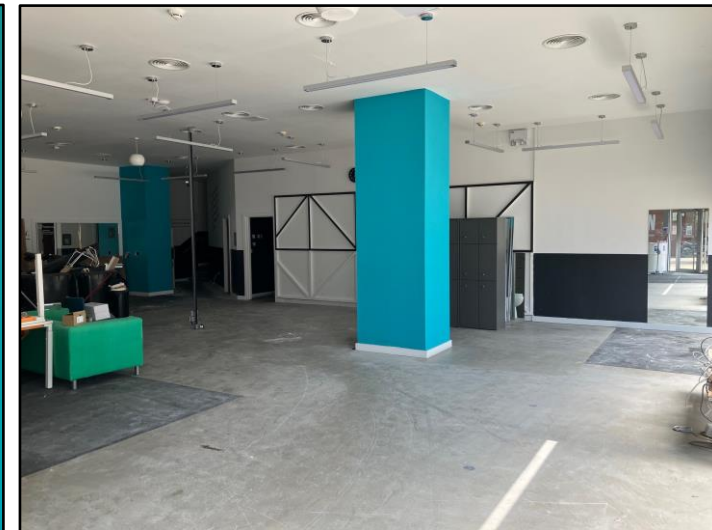
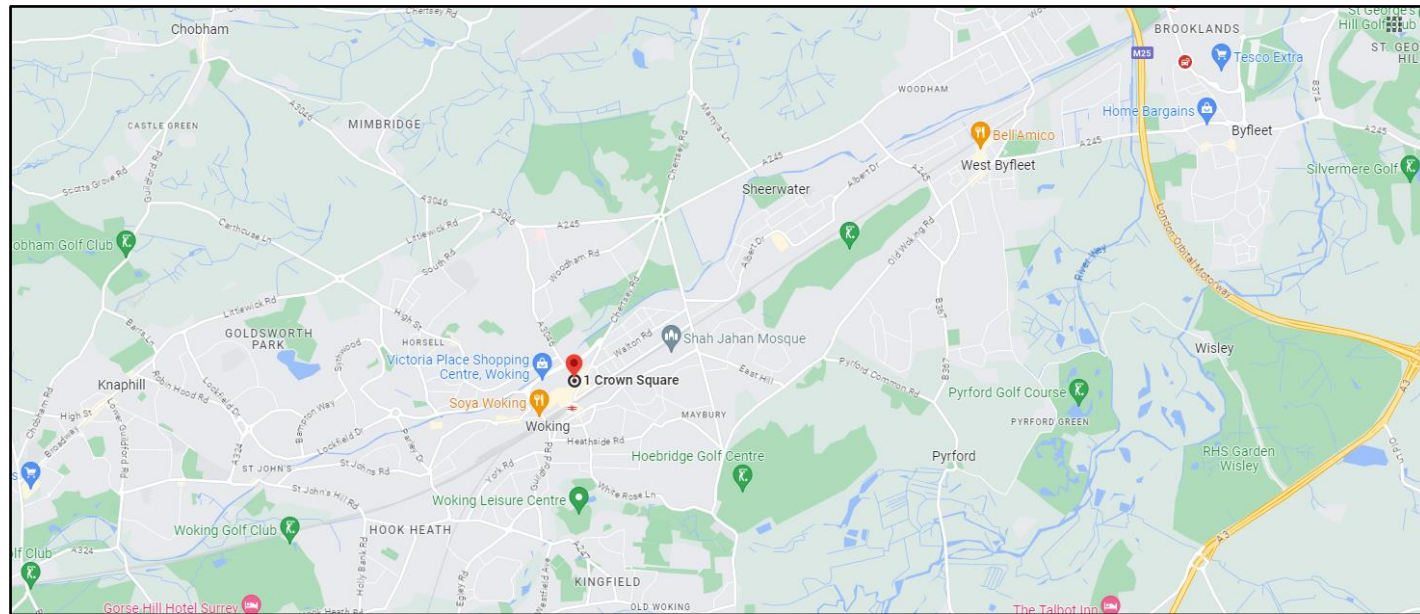
A new lease is available with terms to be agreed.

EPC

B - 37

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

T: 01483 300 176
www.owenisherwood.com
1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

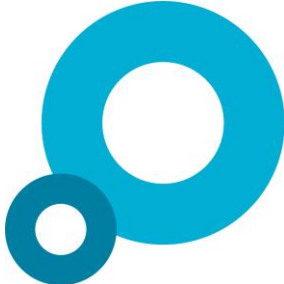
CONTACT

Owen Isherwood

Alex Bellion / Peter Da Silva
Alex@owenisherwood.com / pds@owenisherwood.com

Vail Williams

Natalie Furtado / George O'Connor
nfurtado@vailwilliams.com / GO'Connor@vailwilliams.com



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