



## Cleary Court

169 Church Street East, Woking, GU21 6HJ

### Town centre office suites

2,915 to 6,383 sq ft

(270.81 to 593 sq m)

- Located in town centre
- Walking distance to Woking station
- Parking situated nearby
- Suspended ceiling with inset lighting
- Passenger lift
- Gas fired central heating

## Summary

Available Size	2,915 to 6,383 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£6.89 per sq ft
Service Charge	£6.50 per sq ft
EPC Rating	Upon Enquiry

## Description

Cleary Court is a modern purpose built building with lift access. The suites are situated on the first and third floors and provide open plan office accommodation with the use of shared kitchenette and wc facilities.

## Location

Woking is located approximately 30 miles south west of central London and 6 miles north of Guildford. Junction 11 of the M25 motorway is approximately 5 miles distant, providing easy access to the national motorway network and beyond.

Cleary Court is situated in the centre of Woking to the rear of the former BHS building and within walking distance from both Wolesey Place and The Peacocks Shopping Centre. The Victoria Way car park is within 100m and the Woking mainline railway station is also a short walk away.

## Accommodation

Name	sq ft	sq m	Availability
2nd - Suite 3 Second Floor	2,915	270.81	Available
3rd - Suite A Third Floor	3,468	322.19	Available

## Terms

The office suites are available by way of new effective full repairing and insuring leases for terms to be agreed.

## 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.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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