



First Floor Offices

Unit 2 Genesis Business Park, Albert Drive, Woking, GU21 5RW

First Floor Office Suite Available

13,035 sq ft
(1,210.99 sq m)

- Fully Fitted Space
- 60 car parking spaces
- Currently accommodates 82 working desks
- Air Conditioning
- Reception Area
- Telephone Entry System
- Double Glazed Windows
- Male, Female and Disabled W.C's

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Summary

Available Size	13,035 sq ft
Rates Payable	£8.44 per sq ft
Rateable Value	£215,000
Service Charge	To be confirmed.
EPC Rating	Upon Enquiry

Location

Genesis Business Park comprises of 8 two storey office buildings and is located roughly 1.5 miles away from Woking Mainline Station which provides a direct train service to London Waterloo in approximately 24 minutes. M25 Junction 11 is also located roughly 5 miles away providing access links to both Heathrow and Gatwick Airports.

Description

The subject office suite is located on the First Floor at Unit 2 Genesis Business Park and is fitted out to a good standard with the usual mix of meeting rooms/individual offices, with the majority of space laid out as open plan accommodation. The suite also benefits from a good sized kitchen/break out area with an additional area currently unfitted and being used as storage space.

Terms

The subject office suite is available by way of an assignment of the current effective full repairing and insuring lease which is due to expire on 17th October 2025.

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 letting.

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)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 04/09/2023

