



2 Links Business Centre

Old Woking Road, Woking, GU22 8BF

High quality character office suites

2,118 to 4,455 sq ft
(196.77 to 413.88 sq m)

- Picturesque location in semi rural location
- Excellent parking provision
- Passenger lift
- Air conditioning and raised floors
- Communal garden
- Close proximity to Hoebriidge Golf Club and conference facilities

2 Links Business Centre, Old Woking Road, Woking, GU22 8BF

Summary

Available Size	2,118 to 4,455 sq ft
Rent	£52,950 - £111,375 per annum
Rates Payable	£9.47 per sq ft subject to change
Service Charge	£10.74 per sq ft
EPC Rating	D (98)

Description

The Links Business Centre provides a tranquil and professional working environment in a unique location, just outside of Woking town centre.

2 Links Business Centre, constructed in 2001, provides high quality, modern offices with excellent parking provision. Both suites are fit out providing kitchen facilities as well as generously sized offices and meeting room(s). The suites have access to a shared communal garden and benefit from a total of 21 parking spaces. Ten spaces are allocated to the ground floor and eleven allocated to the first floor and will further benefit from the planned provision of EV charging.

Location

Links Business Centre is directly next to Hoebridge Golf Centre, which offers golf, health & fitness facilities along with meeting and conference space for 8 to 100 delegates. The Links is a 5-minute drive from Woking train station, which provides a regular service to London Waterloo; A3 and M25 roads are also within easy access.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	2,118	196.77
1st - Office	2,337	217.11
Total	4,455	413.88

Terms

The suite is available on a new lease, with terms to be agreed.

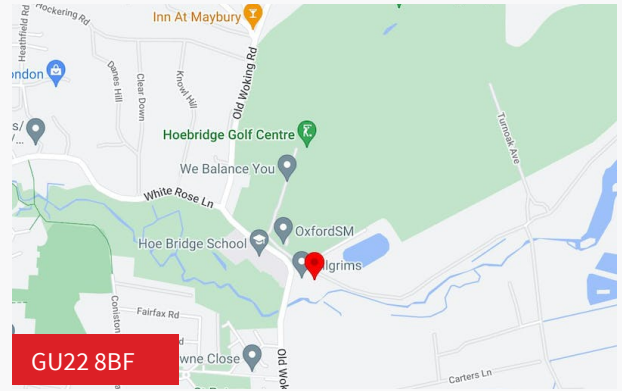
Anti Money Laundering

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 side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Piers Leigh

01483 730060 | 07967 726301

pleigh@curchodandco.com

Joseph Smith

01483 730060 | 07808 896311

jsmith@curchodandco.com

Tim Shaw (Lambert Smith Hampton)

01483 446711 | 07834 626792

Will Farrer (Lambert Smith Hampton)

07729074367

Krishan Patel (Shepherd Property Consultants)

020 8893 3944 | 07721377169

More properties @ [curchodandco.com](https://www.curchodandco.com)

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 04/10/2023