



## 3 Links Business Centre

Old Woking Road, Woking, GU22 8BF

**Ground floor character office  
suites in barn style  
development**

**364 to 2,749 sq ft**  
(33.82 to 255.39 sq m)

- Air conditioned offices
- Direct access to a communal garden
- Picturesque location
- Excellent parking provision

# 3 Links Business Centre, Old Woking Road, Woking, GU22 8BF

## Summary

Available Size	364 to 2,749 sq ft
Rent	£25 per sq ft
Rates Payable	£9.38 per sq ft
Rateable Value	£55,202
Service Charge	£8.35 per sq ft
EPC Rating	C (54)

## Description

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

3 The Links Business Centre offers converted barn, characterful offices, which benefits from exposed timber frames, excellent provision of natural light, air conditioning, full raised access floors and access to shared WC's and kitchenette. The office also benefits from excellent parking provision and will further benefit from the planned provision of EV charging.

These ground floor units can be let as a whole or on an individual basis.

## 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 - Suite 1	364	33.82
Ground - Suite 2	615	57.14
Ground - Suite 3	1,364	126.72
Ground - Suite 4	406	37.72
<b>Total</b>	<b>2,749</b>	<b>255.40</b>

## Terms

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

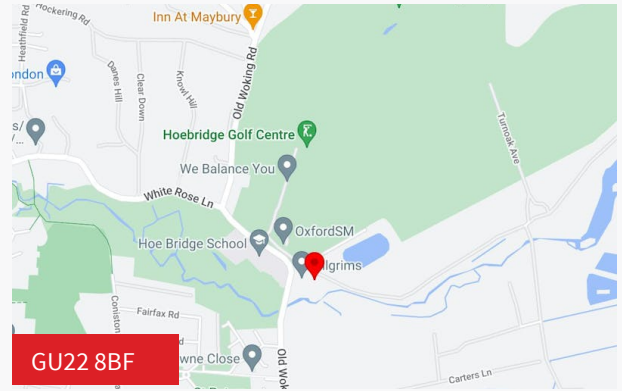
## Anti Money Laundering

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

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