



## 24 Church Street West

Woking, GU21 6HT

### Self contained offices with parking

4,650 sq ft  
(432 sq m)

- Fully fitted
- Comfort cooled
- Raised floors
- 7 parking spaces
- Passenger lift

## Summary

Available Size	4,650 sq ft
Rent	£140,000 per annum
Rates Payable	£54,272 per annum
Rateable Value	£106,000
EPC Rating	B (45)

## Description

The premises comprise of a self contained office building in part of the larger Premier Inn development. The accommodation is arranged over ground and first floor providing a mix of open plan and cellular offices. The offices benefit from separate male and female toilets on both floors with a disabled toilet and shower on the ground floor.

## Location

Church Street West is located in the heart of Woking town centre adjacent to the new Victoria Place development and is a short walk from Woking mainline railway station which provides a fast and frequent service to London Waterloo (approx journey time 25 minutes).

There are several multi storey car parks within easy walking distance. Woking benefits from easy access to the M25 at Junction 11 (Chertsey) approximately 5 miles distant.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,923	178.65
1st - Office	2,727	253.35
<b>Total</b>	<b>4,650</b>	<b>432</b>

## Terms

The office is available on a new lease for a term to be agreed.

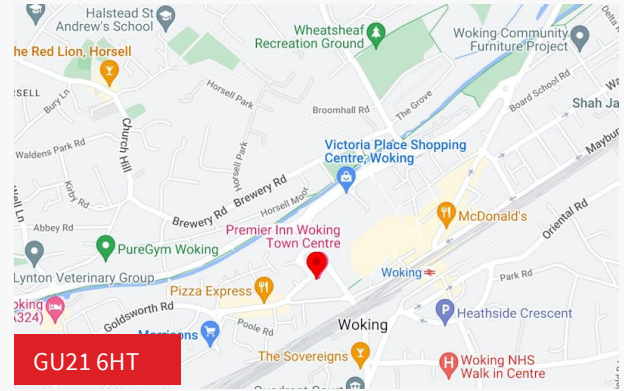
## Anti Money Laundering

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 is to be responsible for the payment of their own legal costs incurred in the letting.

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



## Viewing & Further Information

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