



**Suite 4, 3 Links Business Centre**  
Old Woking Road, Woking, GU22 8BF

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

**406 sq ft**  
(37.72 sq m)

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

Summary

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 406 sq ft                                                                                                                                  |
| Rent           | £25 per sq ft                                                                                                                              |
| Rates Payable  | £3,992 per annum                                                                                                                           |
| Rateable Value | £8,000                                                                                                                                     |
| Service Charge | £12.07 per sq ft<br>The service charge includes utilities. If utilities were excluded, the service charge would be approx £8.79 per sq ft. |
| EPC Rating     | C (54)                                                                                                                                     |

Description

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

3 Links Business Centre offers converted barn, characterful offices, which benefit 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.

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:

| Area             | sq ft      | sq m         |
|------------------|------------|--------------|
| Ground - Suite 4 | 406        | 37.72        |
| <b>Total</b>     | <b>406</b> | <b>37.72</b> |

Terms

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

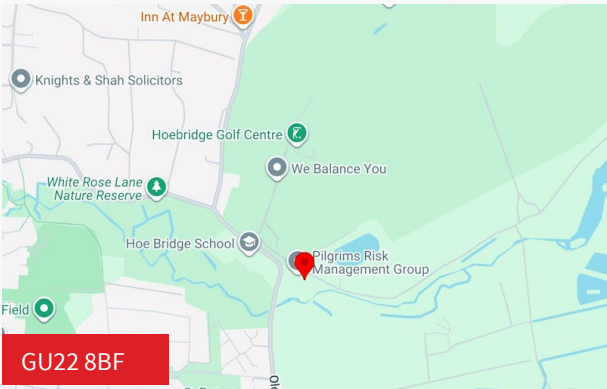
Anti Money Laundering

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.



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