



## 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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More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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