



1st and 2nd Floor

8-10 Commercial Way, Woking, GU21 6ER

Prominent town centre offices

2,317 to 4,699 sq ft

(215.26 to 436.55 sq m)

- Self contained offices with an entrance off Commercial Way
- Located in heart of Woking's primary retail and pedestrian zone
- Light filled, open plan accommodation
- WC facilities on both floors
- Surrounded by excellent amenities including Boots, Gail's Café, and various restaurants
- Close proximity to Woking station

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Summary

Available Size	2,317 to 4,699 sq ft
Rent	Rent on application
Business Rates	To be reassessed
EPC Rating	Upon enquiry

Description

8-10 Commercial Way offers versatile office accommodation in a prominent and accessible town centre location. The office space is arranged over two floors and benefits from its own entrance directly onto Woking's busiest retail thoroughfare, Commercial Way.

Both the first and second floors provide open plan layouts with excellent levels of natural light, ideal for creative, professional or administrative uses. The specification includes suspended lighting, perimeter trunking and carpeting throughout. The layout provides scope for a variety of configurations or departmental division.

Location

Situated in central Woking, the offices benefit from direct access to a bustling commercial environment with immediate proximity to national retailers, local amenities and strong footfall. Woking station is a short walk away, offering frequent fast services to London Waterloo (approx. 25 minutes), making the property ideal for occupiers requiring good connectivity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office	2,317	215.26
2nd - Office	2,382	221.30
Total	4,699	436.56

Terms

New leases available directly from the landlord on flexible terms.

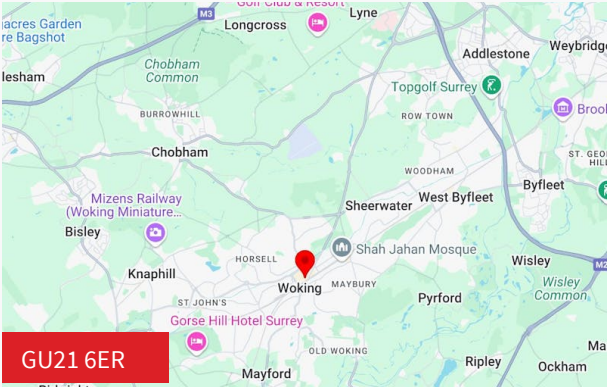
Anti Money Laundering

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