



2 Commercial Way

Woking, GU21 6BW

Prime Town Centre E-Class Retail

921 sq ft
(85.56 sq m)

- Prominent Town Centre Location
- Dual Frontage onto Victoria Square and Commercial Way
- Nearby Occupiers Include Gails, Boots, Lark, Barclays, and M&S
- Short Walk to Woking Train Station
- 3-Phase Power

Summary

Available Size	921 sq ft
Rent	£35,000 per annum
Rates Payable	£13,370 per annum
Rateable Value	£35,000
EPC Rating	C (61)

Description

The dual aspect property comprises a self-contained ground floor retail unit being prominently positioned to face both Victoria Square and Commercial Way. Internally, the premises provides a mainly open-plan sales area which boasts floor to ceiling windows and ancillary accommodation towards the rear.

Commercial Way forms one of the principal shopping streets for the town and links directly with Victoria Place, Wolsey Place and The Peacocks shopping centre, together with a range of national multiple and independent retailers, cafés and restaurants. Woking mainline railway station is within a short walking distance, providing regular services to London Waterloo, and there are several multi-storey and surface car parks nearby, affording convenient access by public and private transport.

Location

The premises are located in the heart of Woking town centre, directly adjacent to Victoria Square and within a few minutes' walk of Woking station. Woking is a highly connected commuter town, offering direct rail services to London Waterloo in approximately 20 minutes. The town also benefits from excellent road communications, with close proximity to the M25 and A3, providing access to the wider Surrey area and beyond.

Viewings

Stricly via appointment with the sole agents Curchod & Co

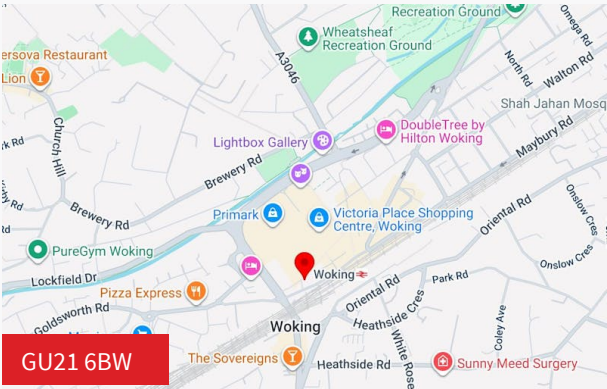
Anti Money Laundering

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 costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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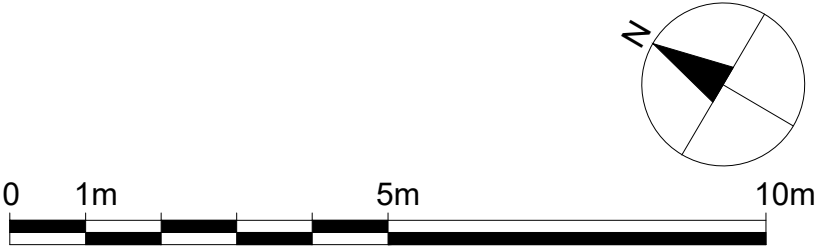
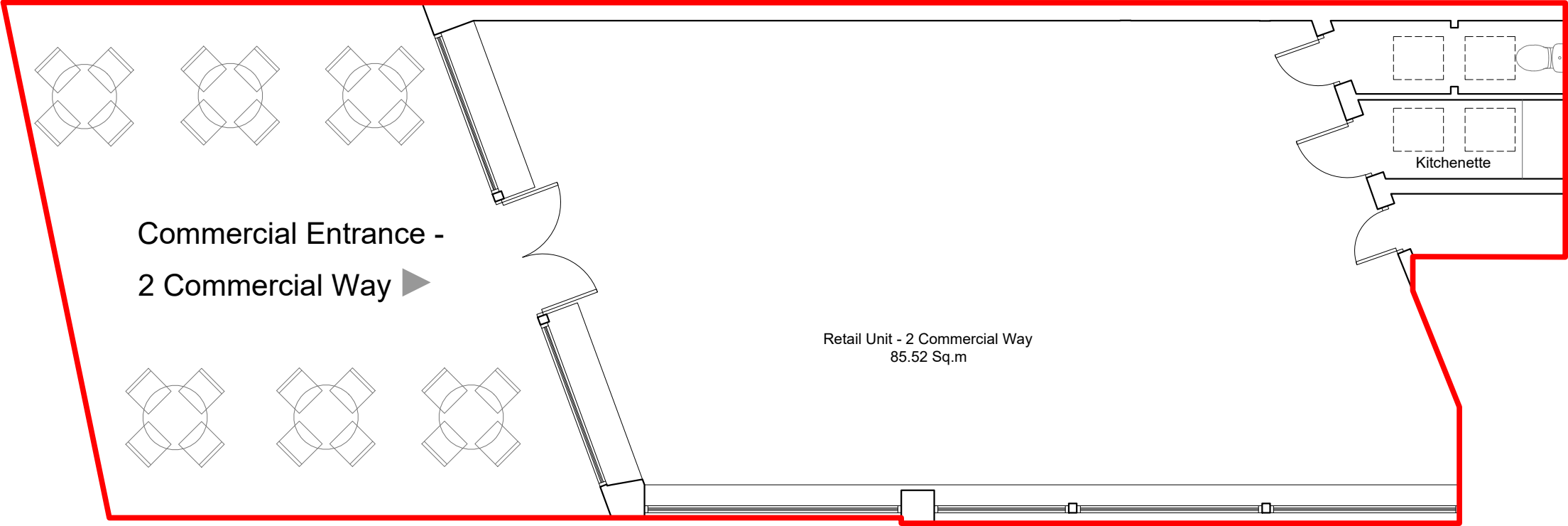
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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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KEY:

Unit boundary



Dimensions Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.

Local Authority All work is to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are for planning purposes only.

Discrepancies Any discrepancies to be brought to the attention of David Mansoor Consultants Immediately.

REVISIONS				
REV	DATE	DESCRIPTION	BY	CH

PROJECT TITLE	
2 Commercial Way, Woking, Surrey, GU21 6ET	
DATE	REVISION
Aug 2025	/

DRAWING TITLE	
Proposed - Ground Floor	
CLIENT	
DRAWING No.	SCALE @ A3
HSWKG-P101	1:75

