

**Office**

TO LET



**CURCHOD&CO**



**28 Commercial Way**

Woking, GU21 6EN

## First and second floor offices

**813 to 1,631 sq ft**

(75.53 to 151.52 sq m)

- Town centre location
- 6 car parking spaces
- Close to amenities
- Immediate proximity to Woking station
- Kitchen and w/c on both floors

**curchodandco.com | 01483 730060**

Chartered surveyors, land property & construction consultants

Summary

|                |                                                       |
|----------------|-------------------------------------------------------|
| Available Size | 813 to 1,631 sq ft                                    |
| Rent           | £22.50 per sq ft                                      |
| Rates Payable  | £19,211.50 per annum<br>based on April 2026 valuation |
| Rateable Value | £38,500                                               |
| Service Charge | ad-hoc                                                |
| Legal Fees     | Each party to bear their own costs                    |
| EPC Rating     | E (113)                                               |

Description

The property comprises first and second floor office accommodation within a well-located building in central Woking providing good quality, modern open plan office space.

The accommodation is arranged over two floors, each of which is capable of being let individually. Both floors benefit from their own dedicated W/C and kitchenette facilities.

In addition, the property benefits from six allocated car parking spaces located to the rear of the building.

Location

28 Commercial Way is situated in the centre of Woking, close to a wide range of leisure facilities, local amenities, and shopping centres.

The property is less than a two-minute walk from Woking mainline railway station, which provides fast and frequent services to London Waterloo with an approximate journey time of 25 minutes.

Road communications are excellent, with Junction 11 of the M25 located approximately 4.5 miles to the north and Junction 3 of the M3 approximately 8 miles to the south.

Accommodation

The accommodation comprises the following areas:

| Name  | sq ft | sq m   | Availability |
|-------|-------|--------|--------------|
| 1st   | 818   | 75.99  | Available    |
| 2nd   | 813   | 75.53  | Available    |
| Total | 1,631 | 151.52 |              |

Terms

Available by way of a new FRI for a term to be agreed.

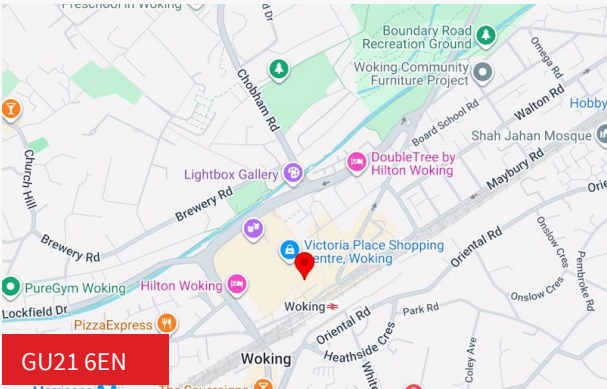
Anti Money Laundering

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 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

Richard Newsam  
01483 730060 | 07554 455920  
rnewsam@curchodandco.com

John Shaw  
01483 730060 | 07808 896311  
jshaw@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 25/08/2026

# Energy performance certificate (EPC)

|                                          |                                  |                                                     |
|------------------------------------------|----------------------------------|-----------------------------------------------------|
| 28A Commercial Way<br>Woking<br>GU21 6EN | Energy<br>rating<br><br><b>E</b> | Valid until: <b>24 January 2032</b>                 |
|                                          |                                  | Certificate number: <b>2960-3226-1457-0250-5101</b> |

|                  |                                                  |
|------------------|--------------------------------------------------|
| Property type    | A1/A2 Retail and Financial/Professional services |
| Total floor area | 208 square metres                                |

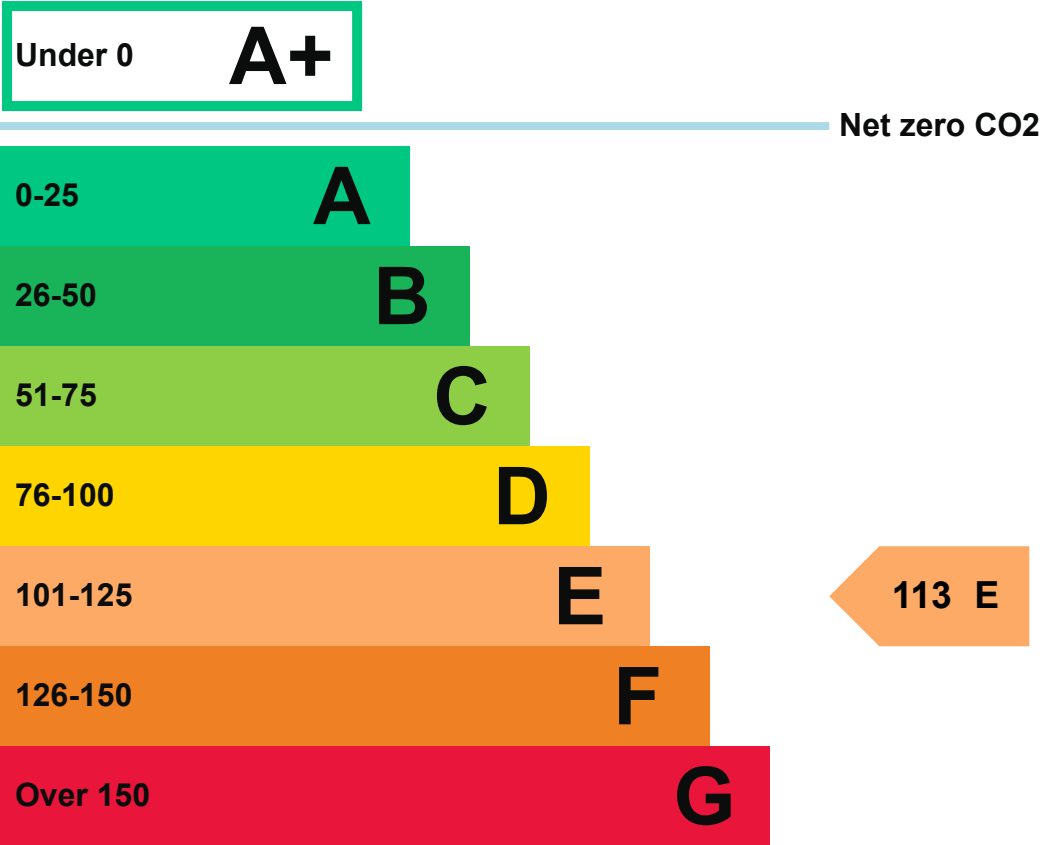
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

# How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



# Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

|                                                                         |       |
|-------------------------------------------------------------------------|-------|
| <b>Assessment level</b>                                                 | 3     |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 97.57 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 577   |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2621-7680-0002-6228-1944\)](/energy-certificate/2621-7680-0002-6228-1944).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                        |                                                          |
|------------------------|----------------------------------------------------------|
| <b>Assessor's name</b> | Joe Panther                                              |
| <b>Telephone</b>       | 0800 170 1201                                            |
| <b>Email</b>           | <a href="mailto:admin@easyepc.org">admin@easyepc.org</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                             |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd                                                        |
| <b>Assessor's ID</b>        | EES/024201                                                                         |
| <b>Telephone</b>            | 01455 883 250                                                                      |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                               |                                                           |
|-------------------------------|-----------------------------------------------------------|
| <b>Employer</b>               | EASY EPC                                                  |
| <b>Employer address</b>       | 12 Albion Street Brighton BN2 9NE                         |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 20 January 2022                                           |
| <b>Date of certificate</b>    | 25 January 2022                                           |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

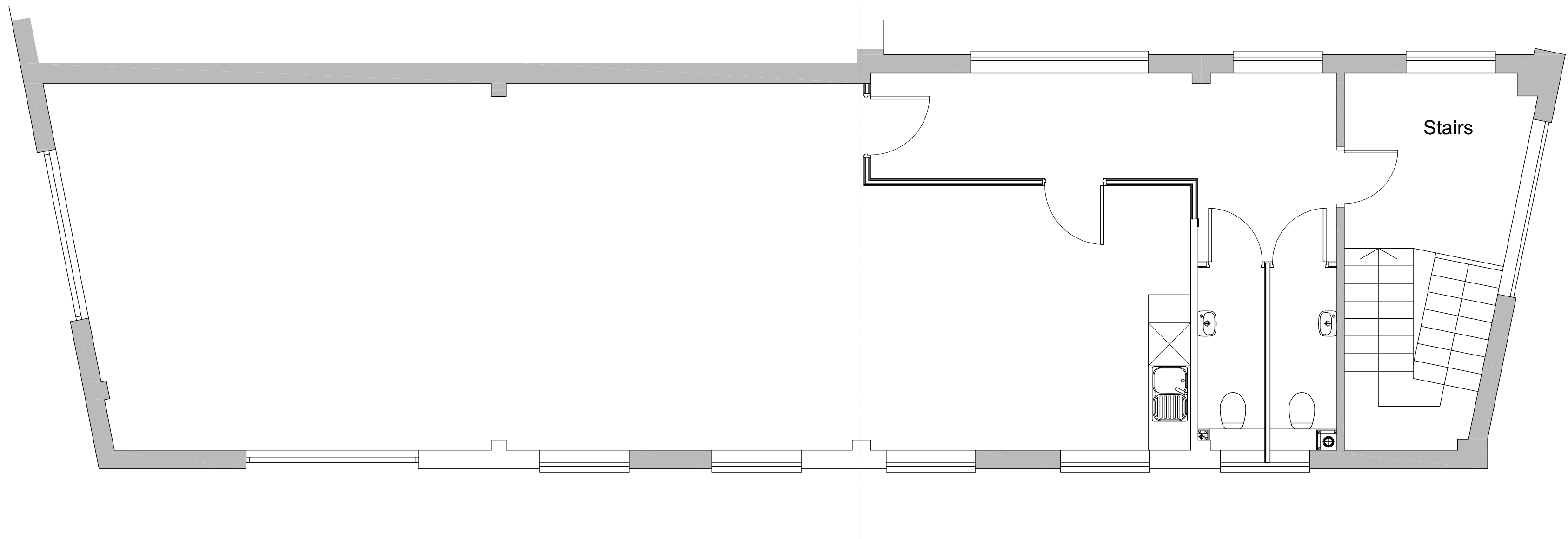
[Service performance \(/service-performance\)](#)

**OGI**

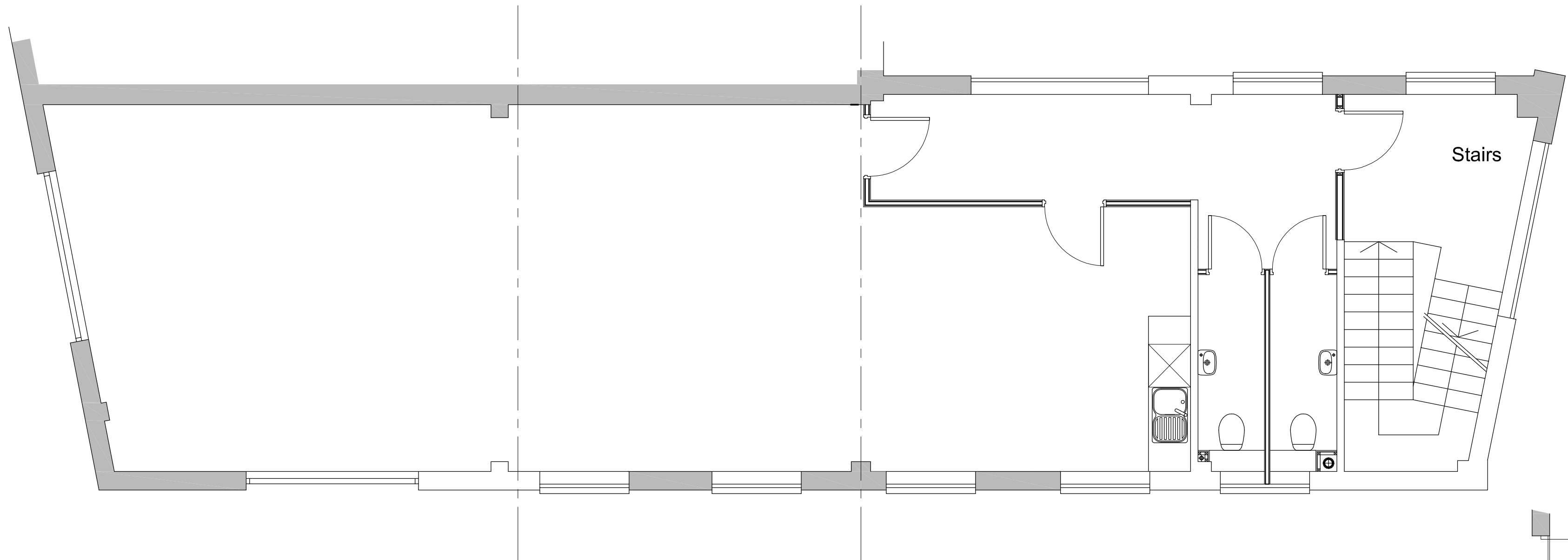
All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



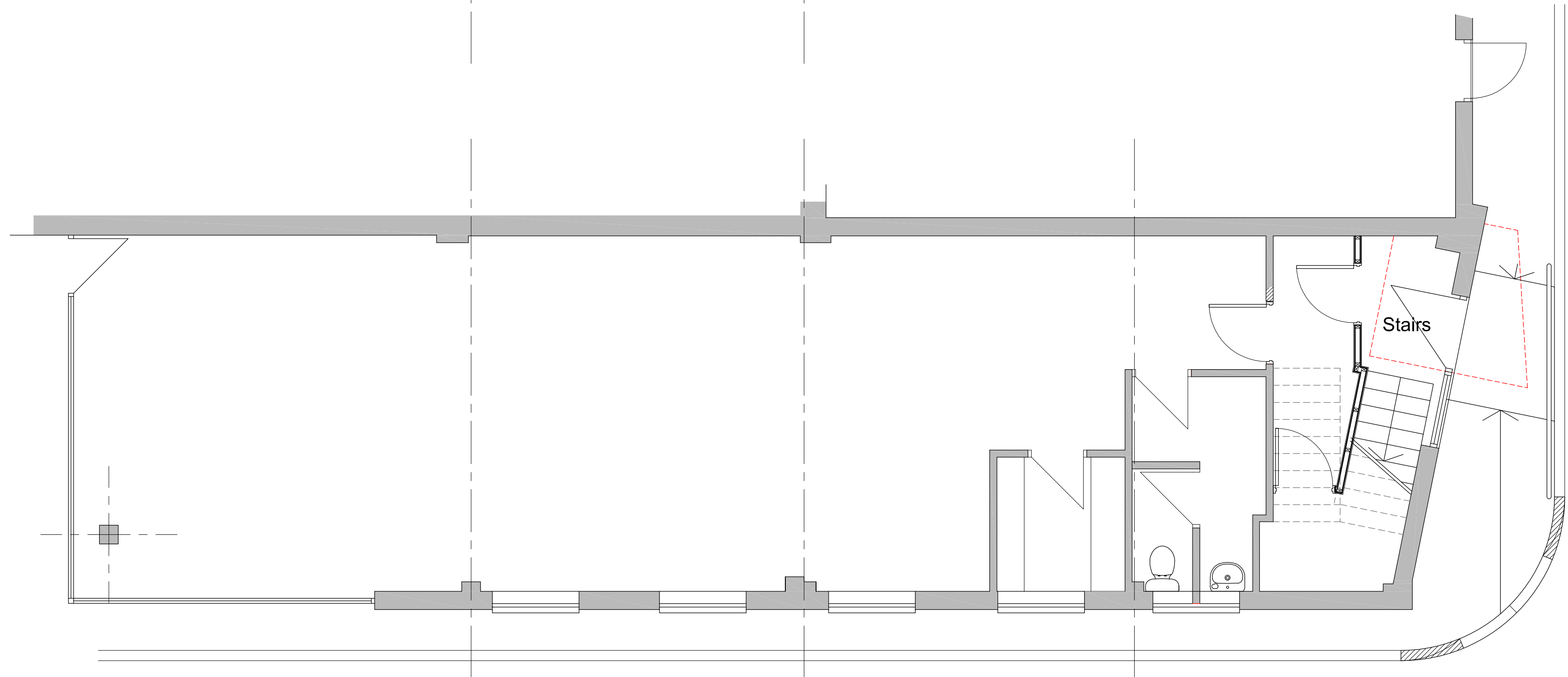
© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)



Second Floor Plan



First Floor Plan



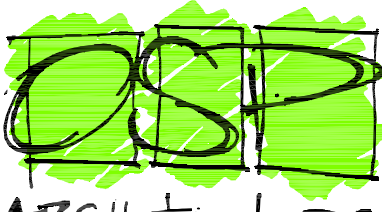
Ground Floor Plan

| REV. | DATE | REVISIONS: | REV. | DATE | REVISIONS: | REV. | DATE | REVISIONS: |
|------|------|------------|------|------|------------|------|------|------------|
|      |      |            |      |      |            |      |      |            |

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND. DO NOT SCALE FROM THIS DRAWING

|         |                    |          |                            |
|---------|--------------------|----------|----------------------------|
| CLIENT: | Mr A Edgley        | PROJECT: | 28 Commerial Way<br>Woking |
| SCALE:  | 1:50 (A1 ORIGINAL) | DRAWING: | Lease<br>Plans             |
| DRAWN:  | pok                | 0807     | D08                        |
| DATE:   | 28.03.2011         |          | -                          |

Rosemount House  
Rosemount Avenue  
West Byfleet, Surrey  
KT14 6LB  
Tel. 01932 352111  
Fax. 01932 353315  
name.surname@osp  
architecture.com  
www.osparchitecture.com



OSP  
ARCHITECTURE

O'KEEFE SCANLON LIMITED