Investment, Office

FOR SALE

Block G

Unit 1, Nankeville Court, Woking, GU22 7NJ

Woking Town Centre Investment

2,658 sq ft

(246.94 sq m)

- Office/Class E Investment in modern town centre development
- Whole let to Catalyst Support Limited until November 2039
- Passing Rent £72,000 per annum
- Net Initial Yield 9%
- Self contained unit
- Long leasehold peppercorn rent

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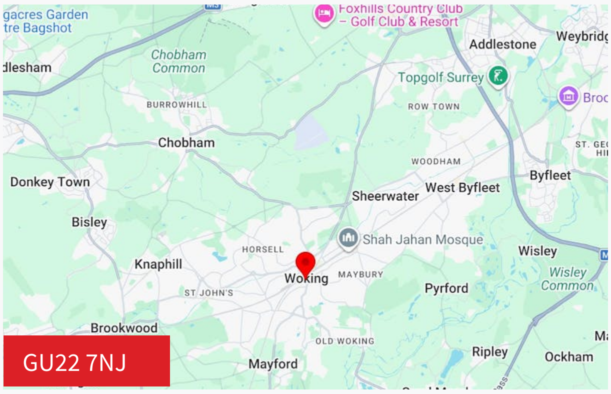
Summary

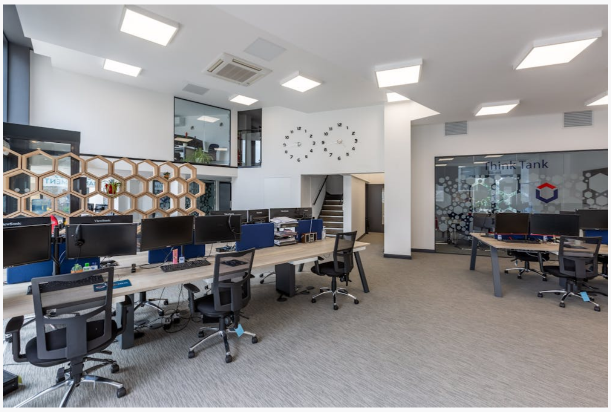
Available Size	2,658 sq ft
Price	Offers from £760,000
Rates Payable	£34,560 per annum
Rateable Value	£72,000
VAT	Applicable
EPC Rating	B (32)



Description

Self-contained office investment in Woking town centre, arranged mainly over ground floor with a small mezzanine, forming part of a modern mixed-use development. The accommodation provides open-plan offices, meeting/private office space, reception-style frontage, kitchen/breakout area and ancillary accommodation, with prominent glazed frontage onto a pedestrian courtyard.

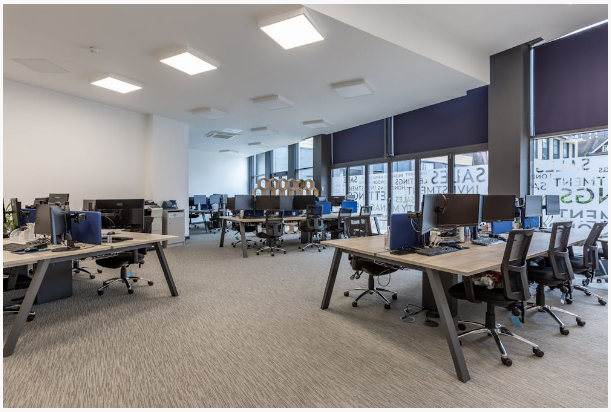
The property is let to Catalyst Support Limited on a 15-year underlease from 11 November 2024 at £72,000 per annum, with 5-yearly open market rent reviews, an 8th year tenant break and 10th year mutual break, each subject to 9 months' notice. The letting includes 4 parking spaces. The lease is transacted outside of the Landlord & Tenant Act 1954.



Location

The unit sits in the Town Centre close to Victoria Place shopping centre. This scheme offers a broad mix of national retailers and amenities just 2–3 minutes' walk away.

The town is well served by public transport, with bus stops a few hundred yards from the property and Woking mainline station approximately 0.2 miles to the east (a few minutes' walk), providing direct services to London Waterloo with journey times from 24 minutes. Numerous multi-storey and pay-and-display car parks are also within easy walking distance.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,185	202.99	Available
Mezzanine	473	43.94	Available
Total	**2,658**	**246.93**	

Viewings

Strictly via appointment with the sole agents Curchod & Co.

Terms

The long leasehold interest, being a 300 year lease from 17th December 2020, is available with offers from £760,000

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 sale.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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More properties @ curchodandco.com


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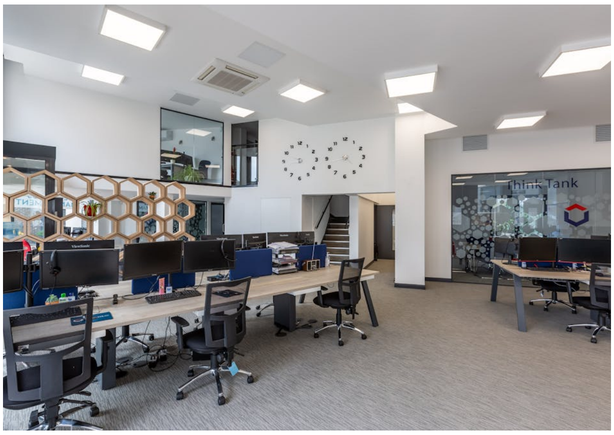
Think Tank


Think Tank


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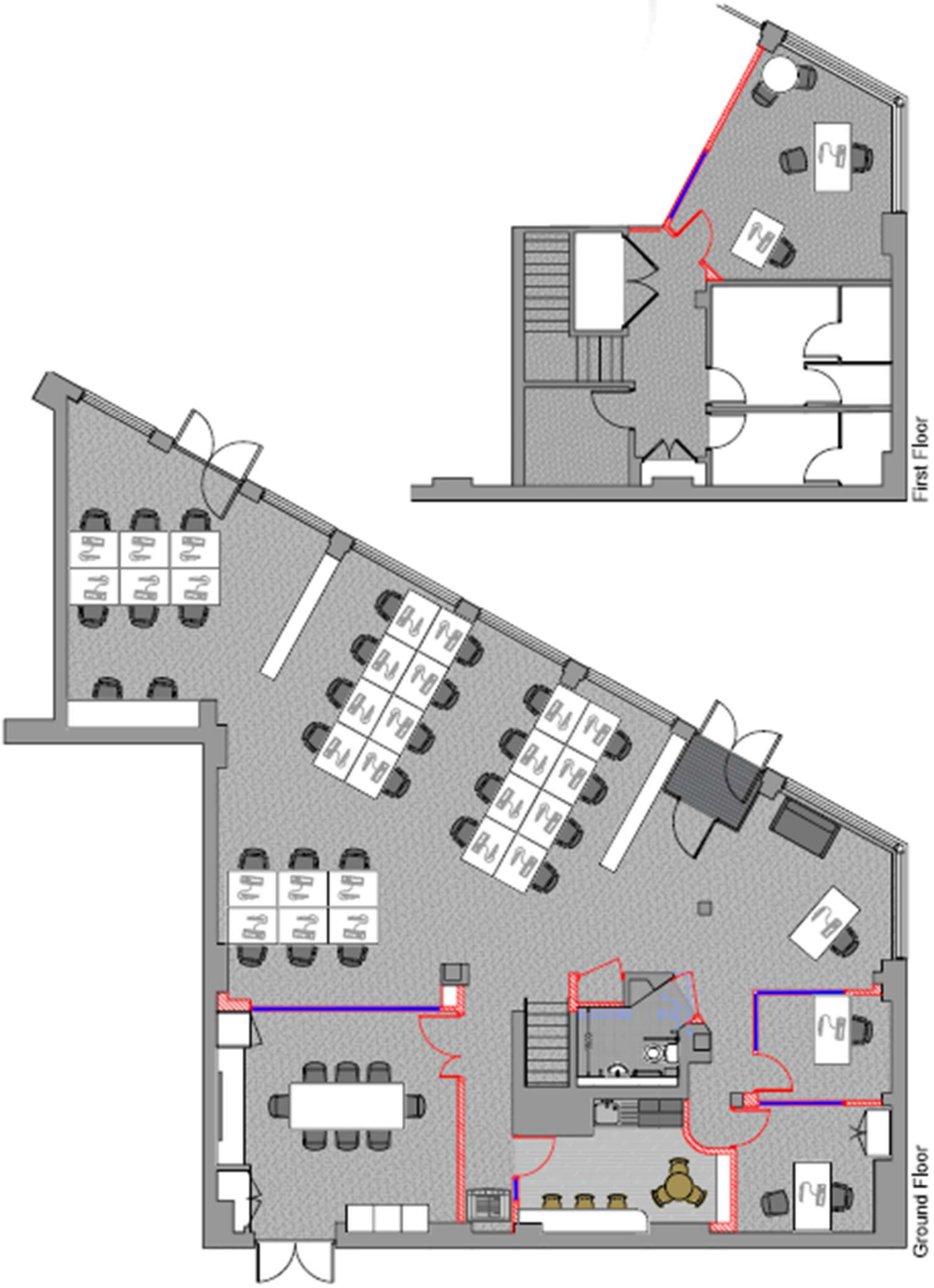
Your property our priority



First Floor
Ground Floor