

TO LET

OFFICE – 3,852 - 11,653 SQ FT (357.85 - 1,082.60 SQ M)

Units 6-8, Woking 8, Forsyth Road, Woking, Surrey, GU21 5SB

Rent | Competitive stepped rent High quality two storey business units with parking - suitable for Class E & B2 use

DESCRIPTION
Woking 8 provides a range of high quality accommodation with an excellent provision of car parking. The self contained two storey units have been fully refurbished to provide Grade A accommodation within landscaped environment. Availability includes a self contained terrace of three units which can be combined to provide a total of up to 11,653 sq ft with 39 car parking spaces. **The units benefit from both commercial/office (Class E(g)) use and general industrial (B2) use.**

LOCATION
Woking 8 is located approx. 1.5 miles to the east of the town centre in Sheerwater, Woking main out of town business location & provides quick & easy access to the motorway network with J10 & J11 of the M25 less than 7 & 5 miles away respectively. Woking train station provides direct services to London Waterloo with a fastest journey time of 27 minutes & over 10 trains an hour at peak times.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Unit 6 – Ground Floor	1,740	161.70
First Floor	1,760	163.60
Total (inc. reception)	3,852	357.86
Unit 7 –– Ground Floor	1,760	163.60
First Floor	1,915	178.00
Total (inc. reception)	3,902	362.51
Unit 8– Ground Floor	1,756	163.20
First Floor	1,916	178.10
Total (inc. reception)	3,899	362.23
TOTAL	**11,653**	**1,082.60**

AMENITIES / OPPORTUNITY
- VRF air conditioning
- Suspended ceiling with recessed LED lighting
- Full access raised floors
- Kitchenette with fridge & dishwasher on each floor
- WCs & shower on each floor
- 13 car parking spaces per unit with EV charging
- EPC - B

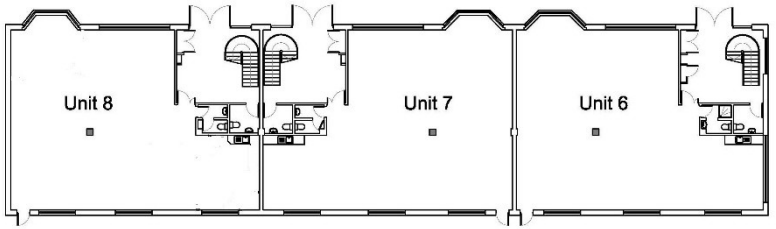
RENT
Rental packages available from £10 per sq ft

RATES For information please visit the Valuation Office Agency - www.voa.gov.uk

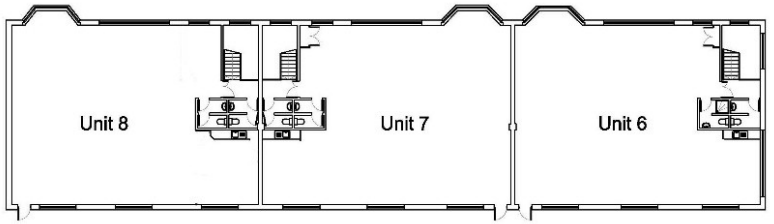
VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
The property has an EPC rating of B.



Ground Floor Plan



First Floor Plan

VIEWINGS –

Tim Shaw **t:** 07834 626792 **e:** tshaw@shw.co.uk

Elliot Hope **t:** 07860 506885 **e:** ehope@shw.co.uk

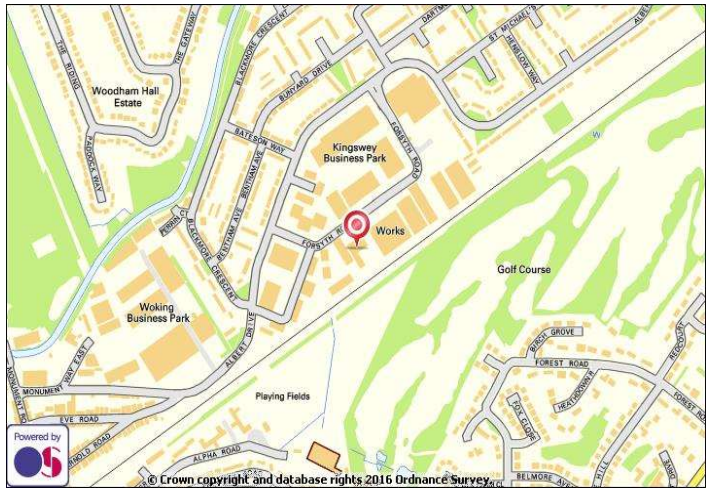
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