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MAKING PROPERTY WORK

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TO LET

STUDIO OFFICE (CLASS E USE) – 731 SQ FT (67.91 SQ M)

62 Well Lane, Horsell, Woking, Surrey, GU21 4PS

Rent | £24,000 Per Annum

Self-Contained Studio/Office Building with Parking

18 June 2026

DESCRIPTION

62 Well Lane is a semi-detached property of Edwardian origin, that has been lovingly converted to provide spacious, open plan office/studio space. The feature shop window frontage, combined with the roof lights, provide excellent natural light.

The space is configured to provide a large open plan studio space, large office/meeting room (with its own external entrance), comms/storage as well as kitchen and male & female WCs. The property benefits from a minimum of 3 car parking spaces and capable of at least 5 spaces if parking in tandem, with unrestricted parking on surrounding roads.

The property has gas central heating, LED lighting, perimeter trunking and is to be redecorated and re-carpeted. The unit can be offered with the existing furniture, if required.

LOCATION

The property fronts Well Lane and is located on the corner with Well Close, and is only a short distance from Horsell village centre with its independent shops as well as convenience store, coffee shop and pubs.

Located approx. 1 mile from Woking town centre, which is easily accessible in 10-15 minutes on foot via the Basingstoke canal, with its wealth of amenities and mainline train station providing fast (25 minutes) and frequent mainline services to London Waterloo.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Studio, Office, comms & Storage	689	64.01
Kitchen	42	3.9
TOTAL	**731**	**67.91**

AMENITIES

- A rare opportunity - a self contained property suitable for a variety of potential uses under Class E
- An Edwardian semi-detached property with feature window frontage onto Well Lane, providing excellent natural light
- Currently used as offices with gas central heating, LED lighting and is available furnished
- The space is to be refurbished to included redecoration and new carpeting
- Configured as large open plan area with a generous office/meeting room (with own entrance), together with comms/storage area, kitchen & WCs
- Parking for 3 cars with scope for at least 5 cars if parked in tandem, together with unrestricted street parking
- Short walk to Horsell village centre with convenience store, coffee shop and pubs
- Easy walk to Woking town centre along the Basingstoke canal with its wealth of amenities and mainline train station

RENT

£24,000 per annum exclusive of VAT, business rates, building insurance, utilities and all other outgoings

TERMS

Available on a new FRI lease, direct from the landlord, for a term to be agreed

RATES

Rateable Value (2026) £12,750, Rates Payable (2026/27) £1,377 based on small business multiplier of 43.2p in the £ and based on 75% small business rates relief. Interested parties should make their own enquiries with the local billing authority.

VAT

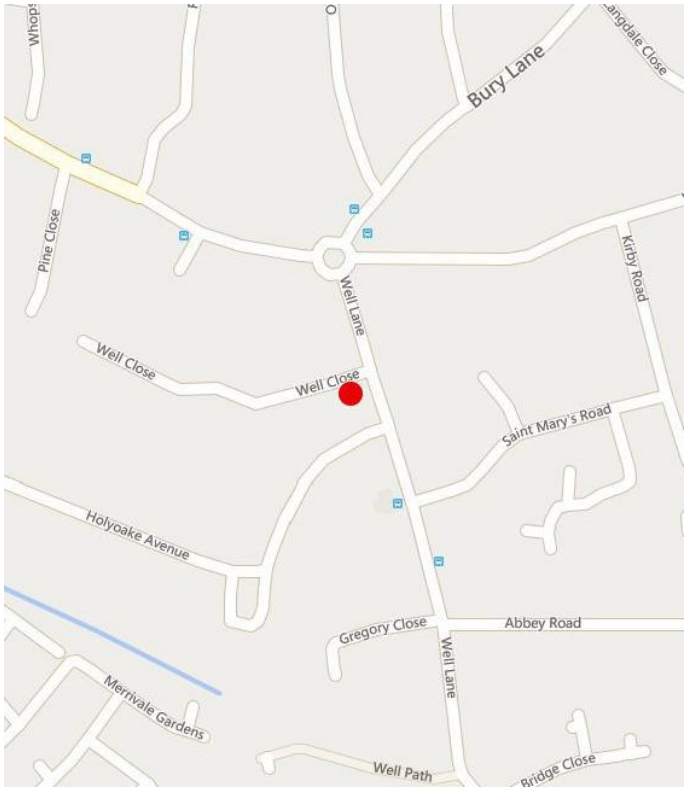
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



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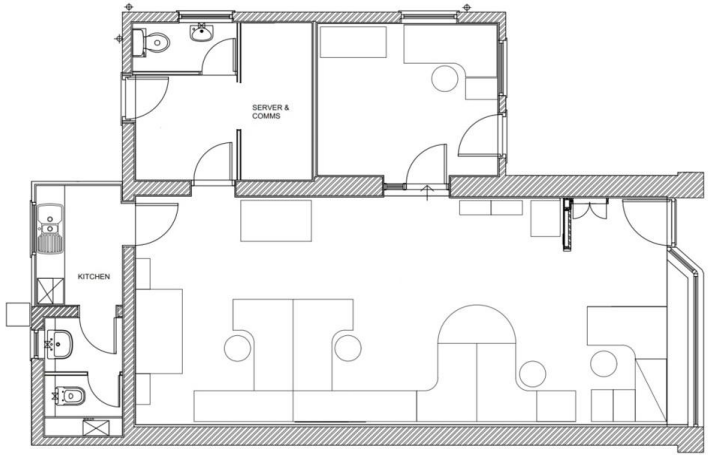

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