



SHW

**MAKING
PROPERTY
WORK**

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TO LET

OFFICE – 364 SQ FT (33.82 SQ M)

Suite 1, 3 Links Business Centre, Old Woking Road, Woking, Surrey, GU22 8BF

DESCRIPTION

The available accommodation comprises the ground floor of this listed barn conversion. The building benefits from a double height feature entrance hall with beautiful exposed beams. The common parts provide a shared kitchen as well as a shower and male, female & disabled WCs. The suites benefit from LED lighting, comfort cooling and on site car parking.

LOCATION

Links Business Centre occupies a unique location just outside Woking town centre, adjacent to Hoebridge Golf Club - cafe/coffee shop & conference/meeting rooms -<https://hoebridgegc.co.uk>. This picturesque setting provides a quiet & professional working environment whilst still providing access to Woking station (London Waterloo-25 mins) as well as the A3 & M25.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Suite 1	364	33.82
TOTAL	364	33.82

AMENITIES

- Listed barn conversion
- Out of town in a tranquil setting
- Woking station 1.5 miles
- Cafe & meeting rooms available at adjacent golf club
- Excellent on-site parking provision
- Comfort cooling
- LED lighting

RENT

£25.00 Per sq ft

TERMS

The suite is available on a new effectively FRI lease(s) direct from the Landlord for a term to be agreed.

RATES

The current 2023 Rateable Value of the property is

VAT

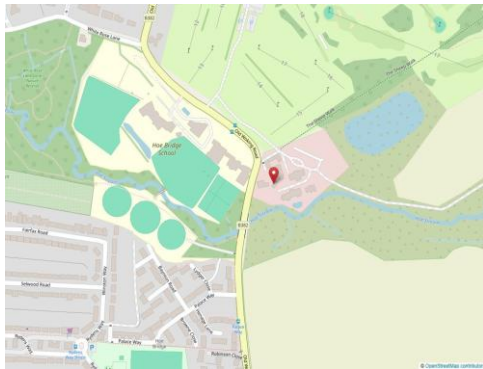
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



VIEWINGS –

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