Retail
TO LET

CURCHOD&CO



4A-6 Commercial Way

Woking, GU21 6EZ

Prime Class E Retail Unit

2,083 sq ft
(193.52 sq m)

- Ground floor prime retail
- Prominent double frontage onto Commercial Way
- Close proximity to Woking station
- Nearby occupiers include Gails, M&S, Lark, and Barclays

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Summary

Available Size	2,083 sq ft
Rent	£62,500 per annum Subject to Contract & Exclusive of VAT
Business Rates	To be assessed
Service Charge	N/A
EPC Rating	D

Description

The property comprises a ground floor retail unit situated on Commercial Way, a central location within Woking's primary retail area. The unit is currently undergoing refrubishment and will offer a clear and functional layout as per the available plan.

Location

The property is situated on Commercial Way, one of Woking's main retail hubs, benefiting from good footfall and high-street frontage. Commercial Way hosts a range of retailers including Boots, Gails Bakery, Lark London, Halifax, Cote Brasserie, Lloyds and Itsu. Nearby Victoria Place and The Peacocks shopping centre also provide a variety of national retailers and are easily accessible, just 2-3 minutes walk away.

Woking train station is located circa 0.2 miles south of the unit and provides direct services to London Waterloo, with journey times from 24 minutes. A number of pay and display car parks are located within walking distance of the town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	2,083	193.52
Total	**2,083**	**193.52**

Terms

The property is available by way of a new lease directly from the Landlord.

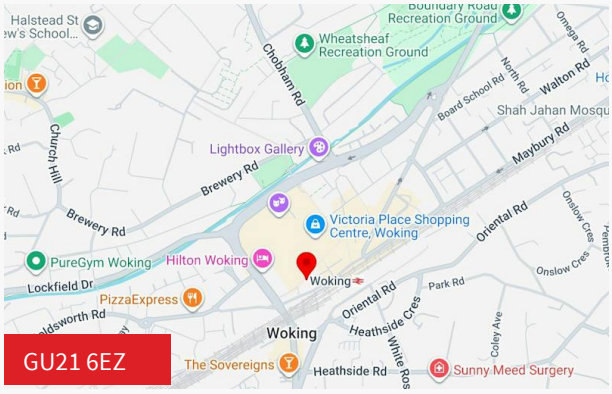
Anti Money Laundering

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 party 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

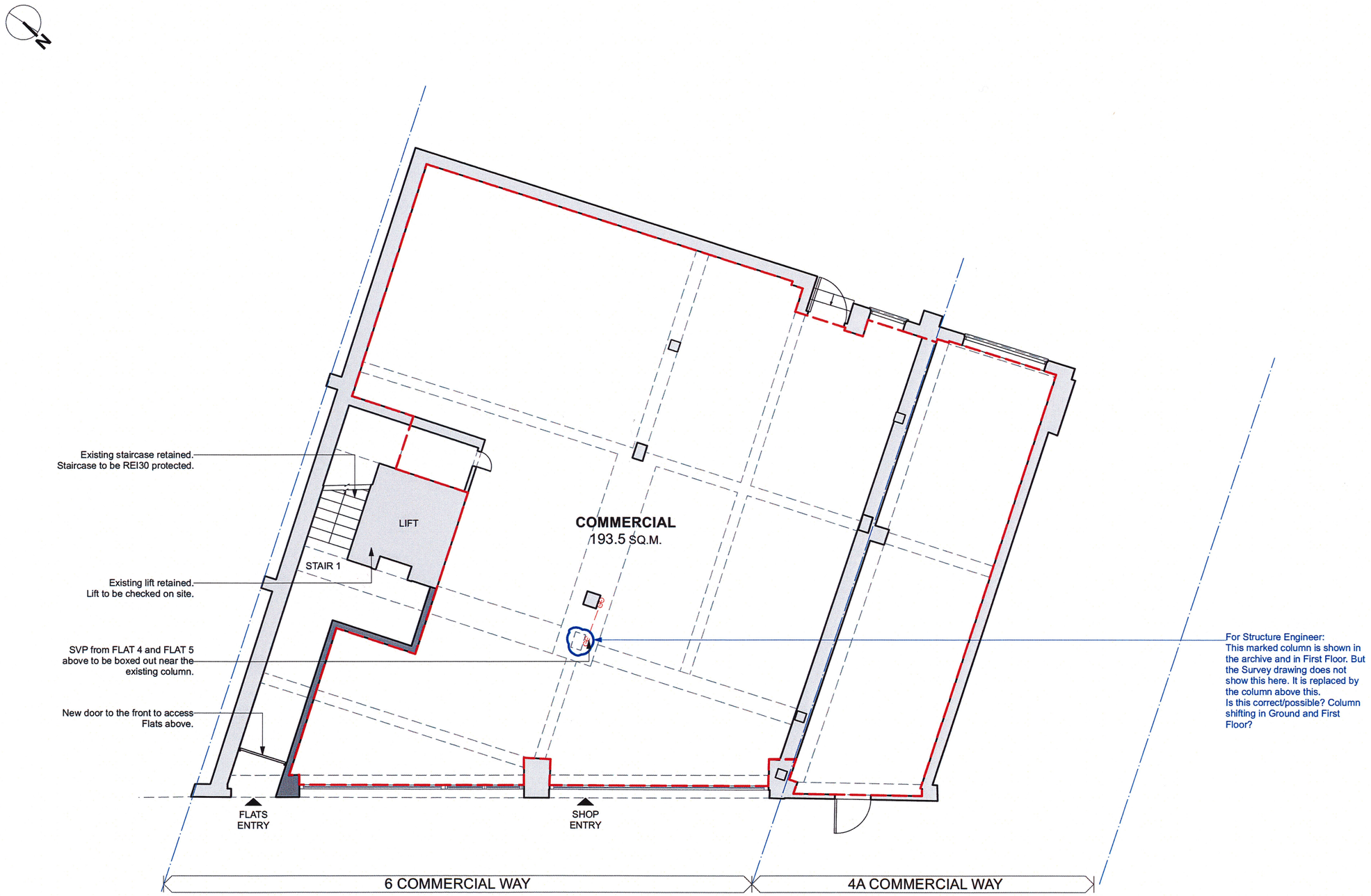
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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its 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 24/11/2026

VECTORWORKS EDUCATIONAL VERSION



1 PROPOSED GROUND FLOOR PLAN - OPTION B
Scale: 1:100

Notes:
1. Drawing to be read in conjunction with a full set of drawings, schedules, specifications and information from Structural Engineer & other Consultants.

2. Contractor to refer all discrepancies to Architect.

3. Pre-construction documentation for costing/contract purposes only. Unless marked 'For Construction' drawings are not to be used for Construction.

4. Contractor to check all dimensions on site before production of any Shop Drawings, fabrication and commencement on site.

ANIKO.architect

No.	Date	Issue Notes

Project ID
2502

Project Title
COMMERICAL WAY,
WOKING

Sheet Title
PROPOSED GROUND FLOOR PLAN

Date
25/01/2026

Scale
1:1

Sheet No.
020 B

Rev. No.

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