E (Commercial / Business / Service), Retail

TO LET

CURCHOD&CO



Ground Floor, Town Gate House

Jubilee Square, Woking, GU21 6AE

Prime Town Centre Retail Unit

4,715 sq ft

(438.04 sq m)

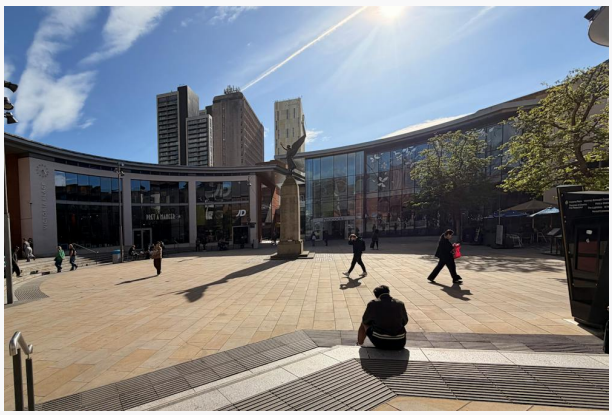
- Prime double fronted unit suitable for a range of possible uses
- Large open plan ground floor retail unit ready for an occupier to fit out
- Highly prominent location opposite the entrance to The Peacocks and Wolsey Place shopping centres
- 2 minute walk to Woking station
- Nearby occupiers include Pret, Starbucks, JD Sports, Zizzi and Nationwide

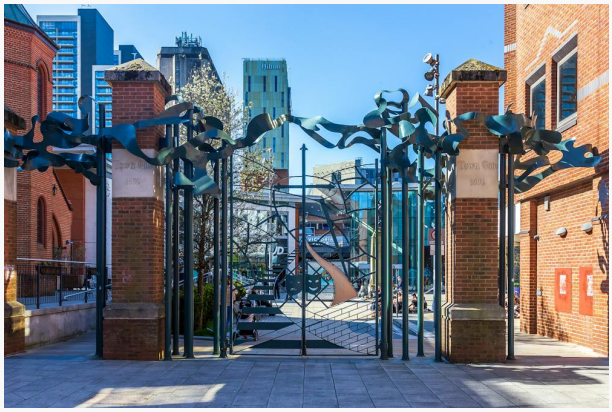
Ground Floor, Town Gate House, Jubilee Square, Woking, GU21 6AE

Summary

Available Size	4,715 sq ft
Rent	£130,000 per annum
Rates Payable	£12.50 per sq ft estimated based on April 2026 VOA assessment
Service Charge	TBC
EPC Rating	D







Description

Town Gate House provides a prominent ground floor commercial unit in the heart of Woking town centre, with an external frontage facing Jubilee Square. The premises benefit from Class E use, suitable for a range of occupiers. The accomodation is ground floor only.

Location

The property is located on Jubilee Square, immediately adjacent to Victoria Place Shopping Centre and within Woking's principal retail and leisure pitch. Nearby occupiers include Nova Cinema, GAIL's, Søstrene Grene, Primark, Next, M&S and H&M, with additional occupiers in the vicinity including Mokka Bistro, Costa Coffee, Pret a Manger, and JD.

Woking is an affluent Surrey commuter town situated approximately 25 miles south west of Central London and 6 miles north of Guildford. The town is well located with immediate access to the M25 motorway with excellent connectivity to Heathrow and Gatwick Airports, 24 and 40 minutes away respectively, together with access to Central London and the wider UK motorway network. By rail, Woking Station provides fast and frequent services to London Waterloo and the South Coast, placing the capital within a fast journey time of 24 minutes and Portsmouth within 64 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,715	438.04	Available

Terms

A new lease directly from the landlord for a term to be agreed.

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.

Viewing & Further Information

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

More properties @ curchodandco.com

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