Office

TO LET



28 Commercial Way

Woking, GU21 6EN

First and second floor offices

813 to 1,631 sq ft

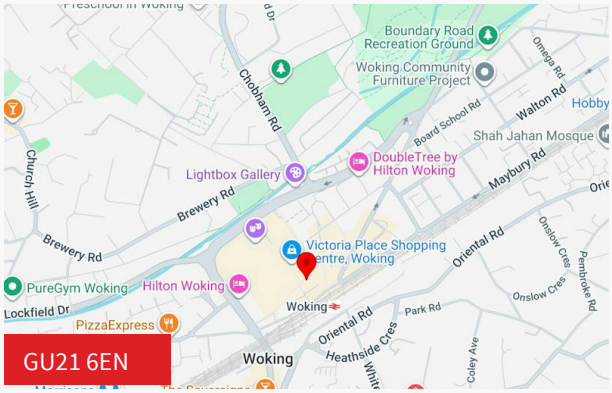
(75.53 to 151.52 sq m)

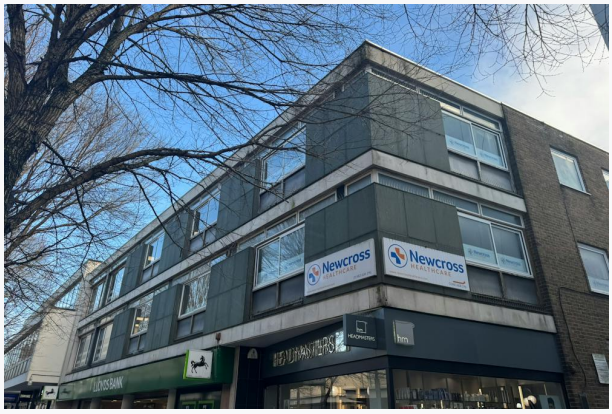
- Town centre location
- 6 car parking spaces
- Close to amenities
- Immediate proximity to Woking station
- Kitchen and w/c on both floors

28 Commercial Way, Woking, GU21 6EN

Summary

Available Size	813 to 1,631 sq ft
Rent	£22.50 per sq ft
Rates Payable	£19,211.50 per annum based on April 2026 valuation
Rateable Value	£38,500
Service Charge	ad-hoc
Legal Fees	Each party to bear their own costs
EPC Rating	E (113)





Description

The property comprises first and second floor office accommodation within a well-located building in central Woking providing good quality, modern open plan office space.

The accommodation is arranged over two floors, each of which is capable of being let individually. Both floors benefit from their own dedicated W/C and kitchenette facilities.

In addition, the property benefits from six allocated car parking spaces located to the rear of the building.

Location

28 Commercial Way is situated in the centre of Woking, close to a wide range of leisure facilities, local amenities, and shopping centres.

The property is less than a two-minute walk from Woking mainline railway station, which provides fast and frequent services to London Waterloo with an approximate journey time of 25 minutes.

Road communications are excellent, with Junction 11 of the M25 located approximately 4.5 miles to the north and Junction 3 of the M3 approximately 8 miles to the south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	818	75.99	Available
2nd	813	75.53	Available
Total	**1,631**	**151.52**	

Terms

Available by way of a new FRI 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.

Legal Costs/VAT

Each side 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

Energy performance certificate (EPC)

28A Commercial Way Woking GU21 6EN	Energy rating **E**	Valid until:	**24 January 2032**
		Certificate number:	**2960-3226-1457-0250-5101**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	208 square metres

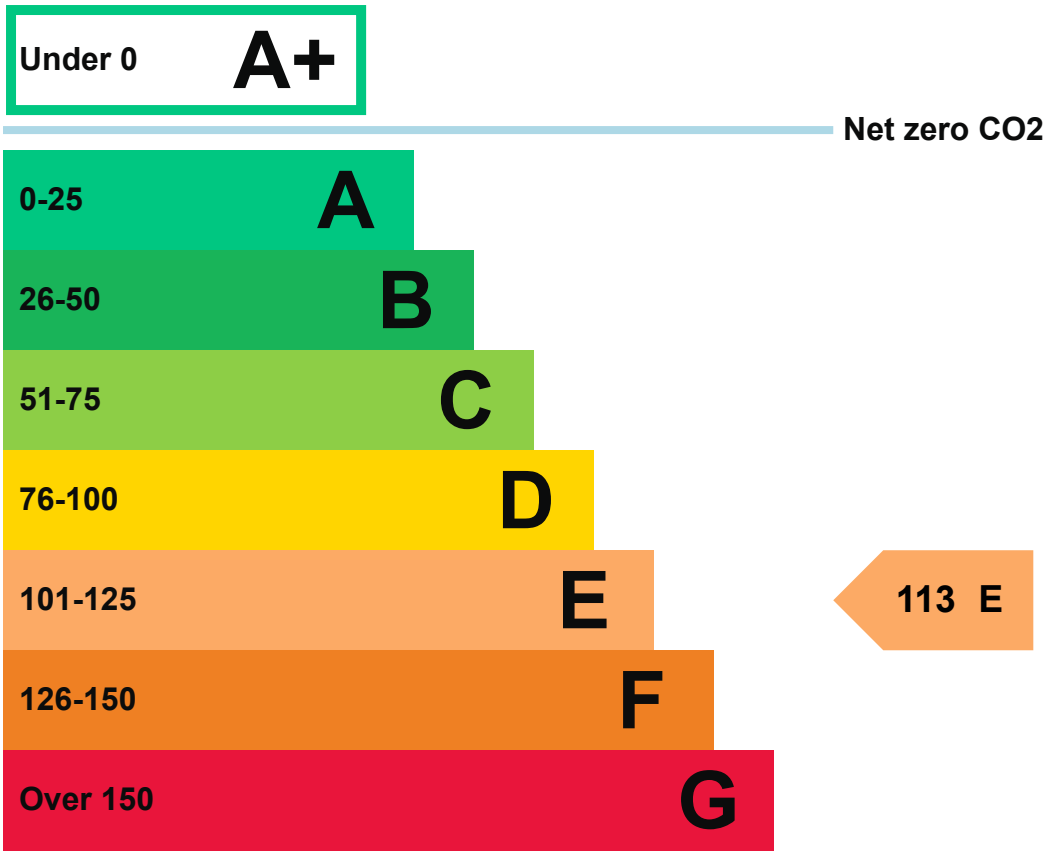
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 25 A

If typical of the existing stock 74 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO2/m2 per year)	97.57
Primary energy use (kWh/m2 per year)	577

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2621-7680-0002-6228-1944).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joe Panther
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024201
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 January 2022
Date of certificate	25 January 2022

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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Give feedback (https://forms.office.com/e/KX25htGMX5)
Service performance (/service-performance)

OGL

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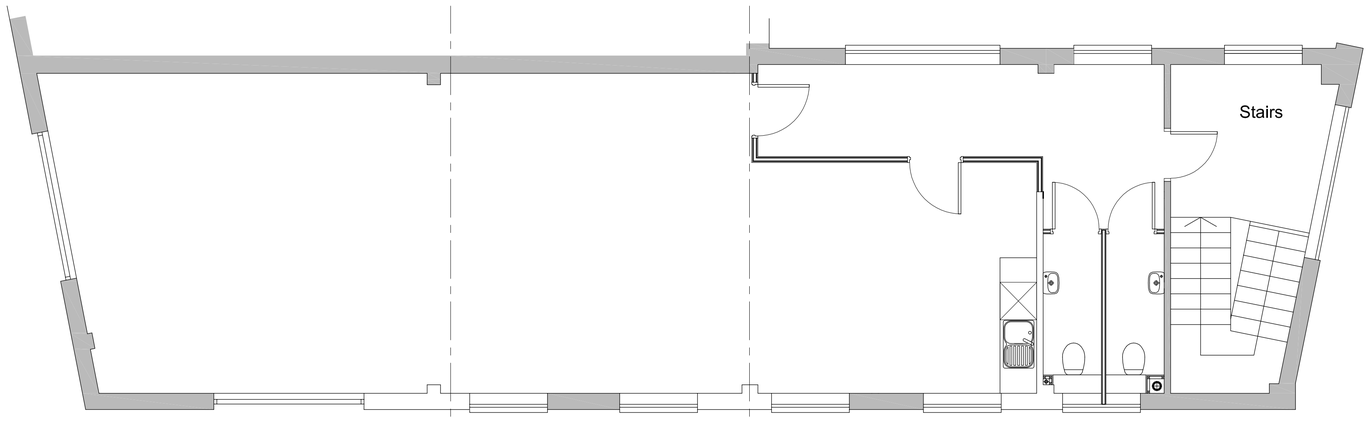
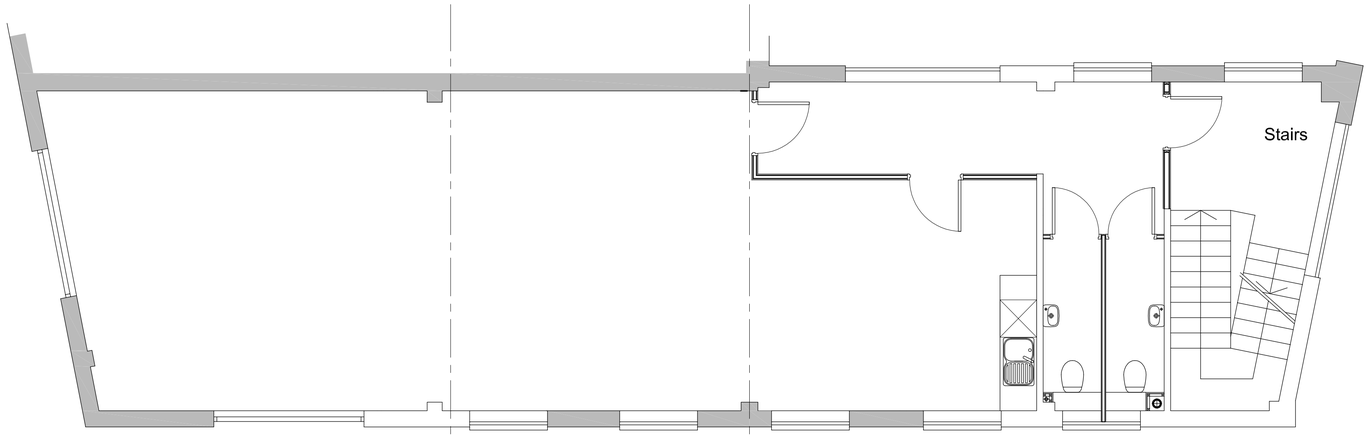
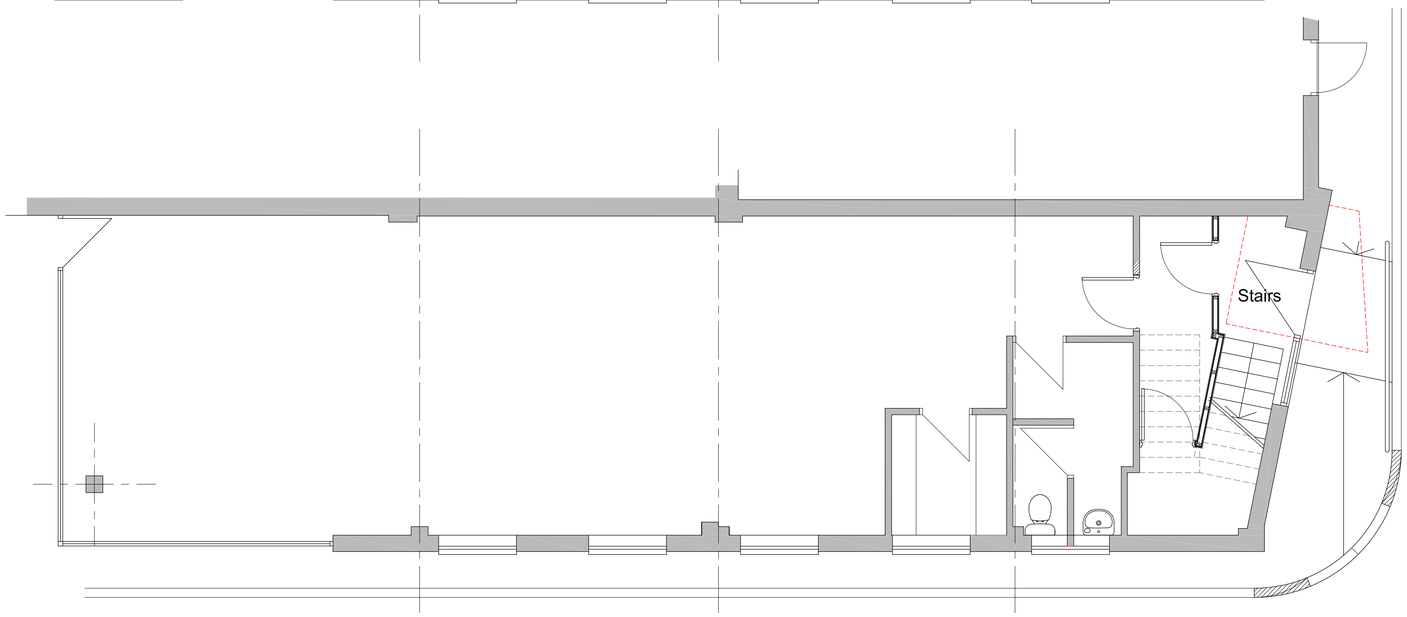


Second Floor Plan



First Floor Plan



Ground Floor Plan

REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:	REV.	DATE	REVISIONS:
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CLIENT: Mr A Edgley		PROJECT:	28 Commerial Way Woking
SCALE: 1:50	(A1 ORIGINAL)	DRAWING:	Lease Plans
DRAWN: pok DATE: 28.03.2011	0807	D08	-

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