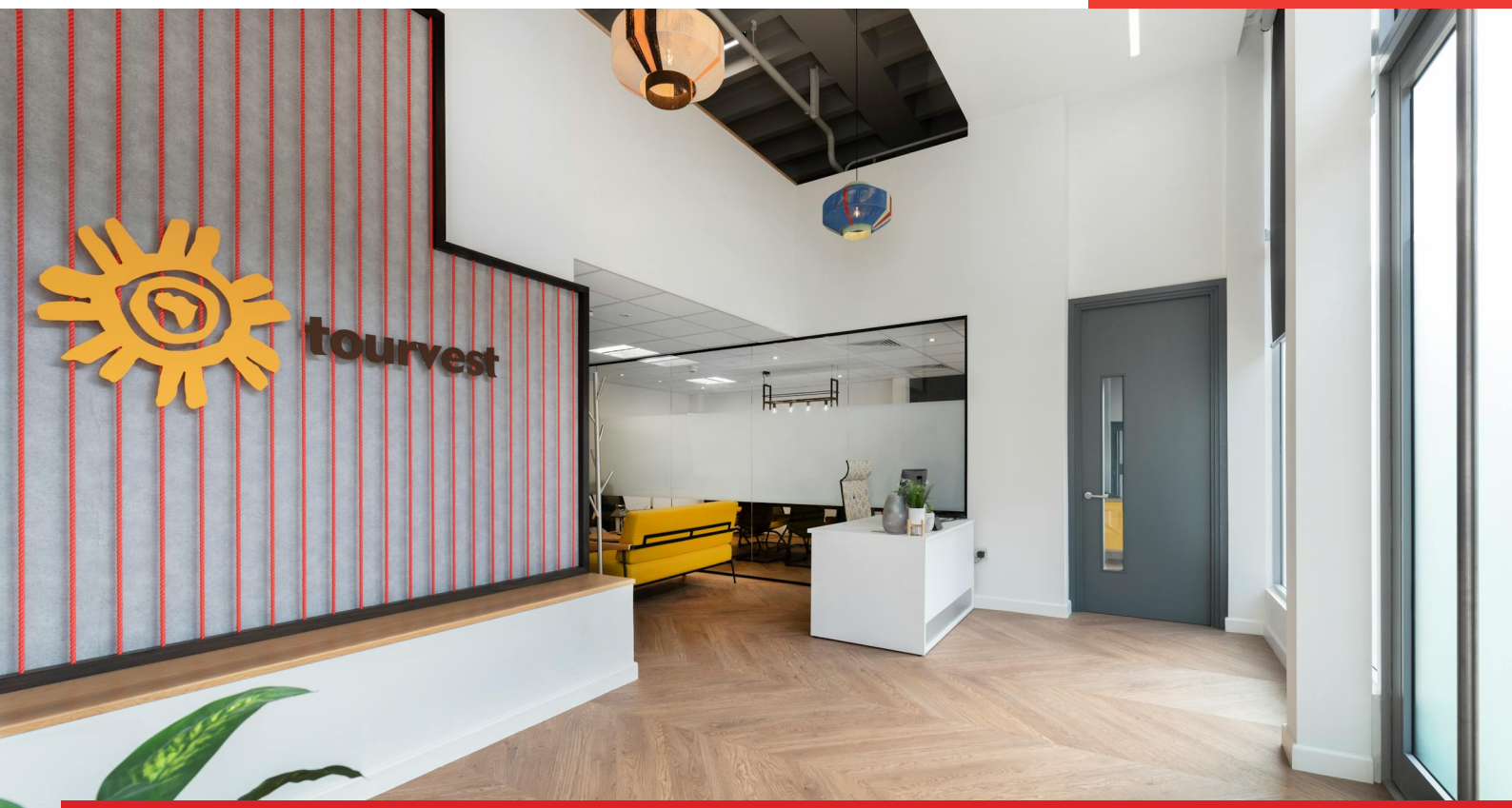
E (Commercial / Business / Service)

TO LET

CURCHOD&CO



Unit 2

One Crown Square, 1 Chobham Road, Woking, GU21 6HR

Modern Class E Unit in Woking Town Centre

2,424 sq ft

(225.20 sq m)

- Class E commercial unit suitable for office, retail, and leisure uses.
- Prominenantly positioned with extensive glazed frontage to Chobham Road
- Situated in Woking town centre, within a 2 minute walk of the mainline train station

Unit 2, One Crown Square, 1 Chobham Road, Woking, GU21 6HR

Summary

Available Size	2,424 sq ft
Rent	£45,000 per annum
Business Rates	To be reassesed
VAT	Applicable
EPC Rating	B (37)

Description

Unit 2 provides a prominent, self-contained Class E unit occupying a prominent position on Chobham Road, close to Woking's main shopping centres. The unit offers largely open plan accommodation across ground and 1st floors, with seperate meeting rooms and kitchen. The unit lends itself to a range of retail, office, and leisure uses within Class E.

Location

One Crown Square is situated in Woking town centre, within a two minute walk of the mainline train station and several multi-storey car parks. Retail hubs such as Victoria Place and the Peacocks Centre are within easy walking distance, and the surrounding town centre has benefited from major regeneration including the Victoria Square development.

Woking Train Station offers frequent services to London Waterloo, with an approximate journey time of 25 minutes; nearby M25 and M3 junctions offer access to the wider road network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	698	64.85
1st	1,726	160.35
Total	**2,424**	**225.20**

Terms

The property is available by way of a new 5-year lease outside the security of tenure provisions of the Landlord & Tenant Act 1954

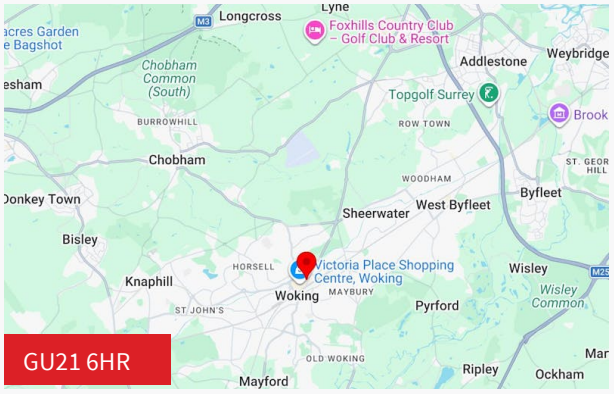
Anti Money Laundering

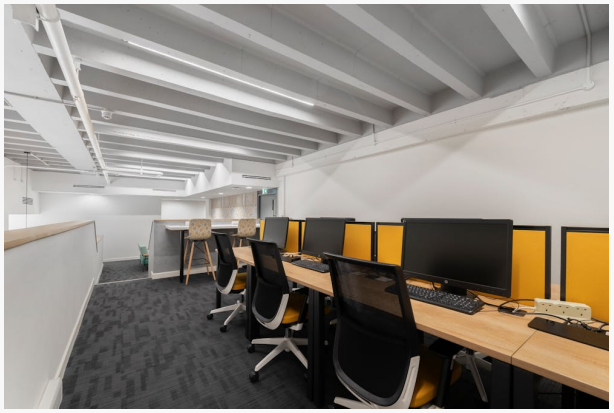
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

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

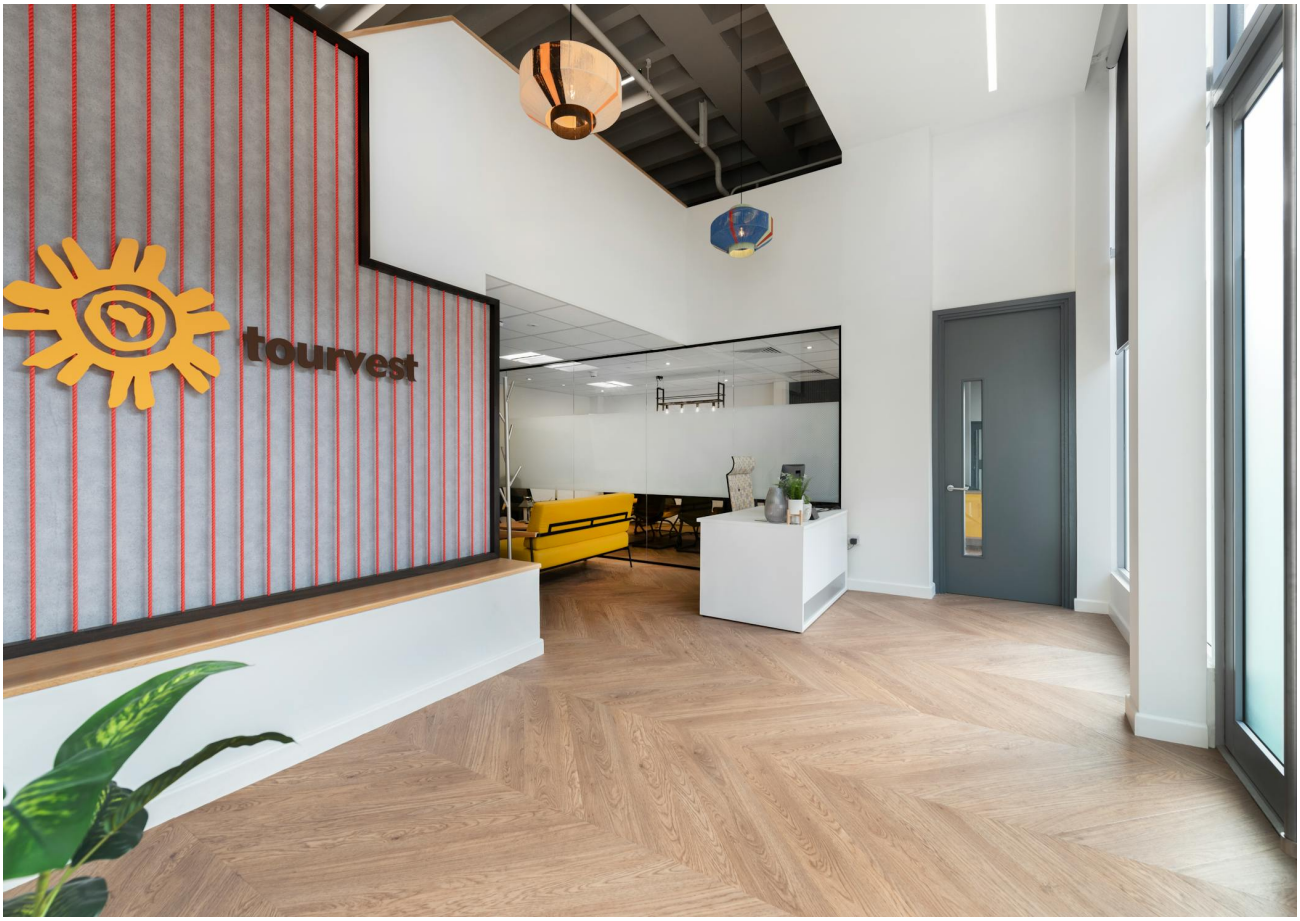
Richard Newsam
01483 730060 | 07554 455920
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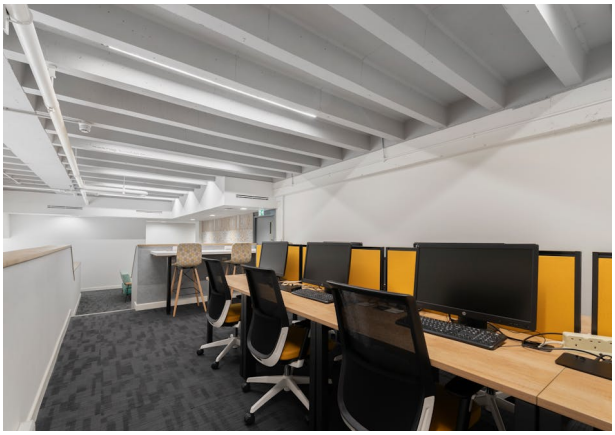
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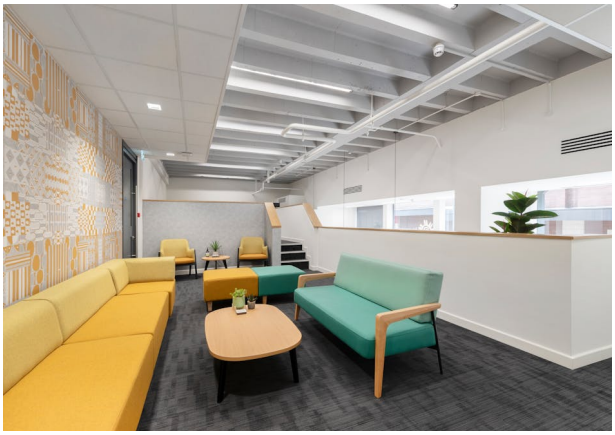
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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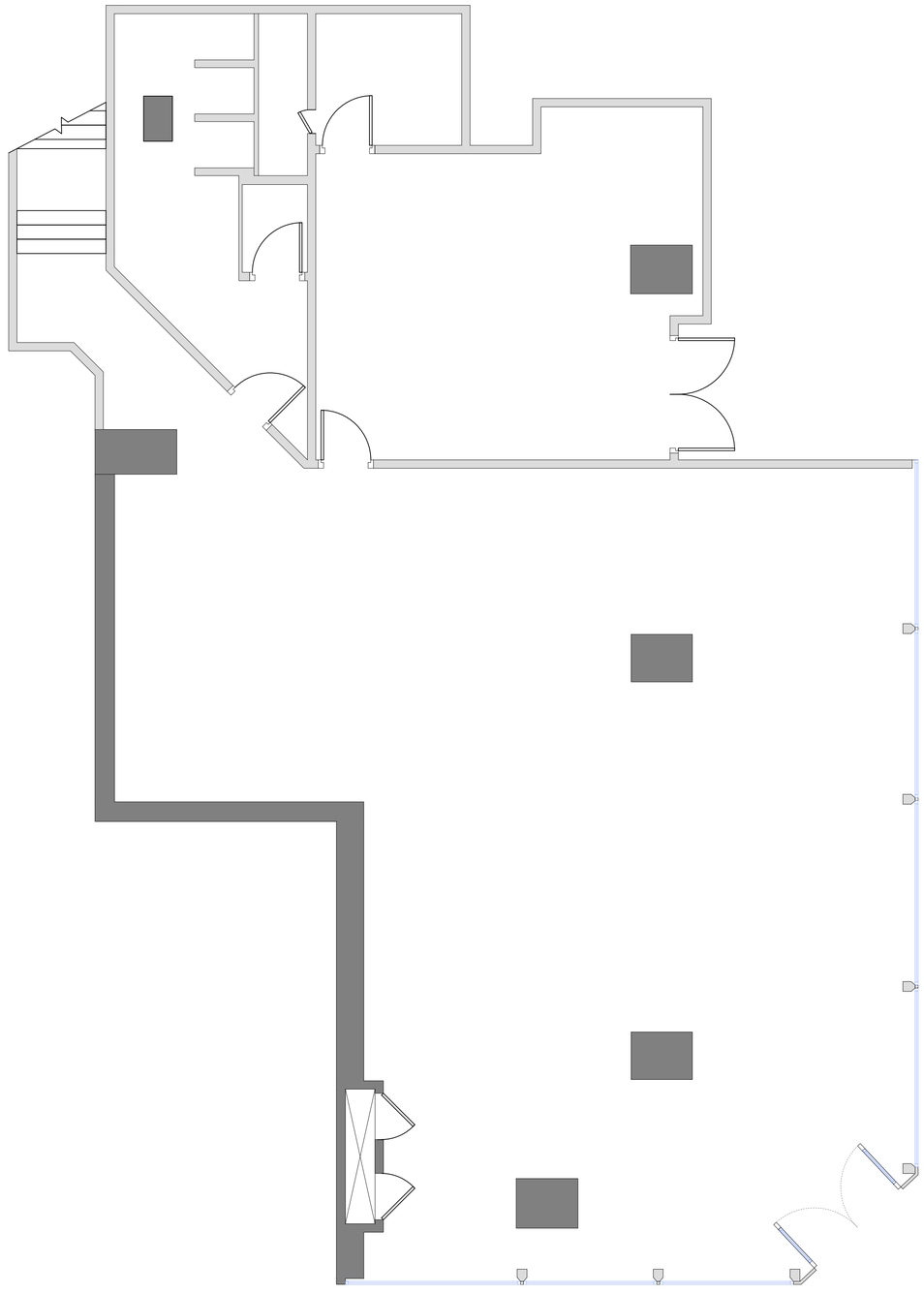








One Crown Square Studio Unit 03 Existing GA Plan



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BUSINESS INTERIOR Solutions Ltd

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GU21 6DJ

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FAX: 01483 772773
EMAIL: projects@bisinteriors.co.uk
WEBSITE: www.bisinteriors.co.uk

CLIENT: VIA

ADDRESS: 18 Dartmouth Street
London
SW1H 9BL

CONTACT: Edward Moody
TELEPHONE: 020 7421 3100
EMAIL: edward.moody@viaorg.uk

SITE: One Crown Square - Studio Unit 03

ADDRESS: One Crown Square
Church Street East
Woking
GU21 6HR

CONTACT: N/A
TELEPHONE: N/A
EMAIL: frontofhouse@onecrownsquare.com

QUOTE NUMBER: JN27001	SCALE: 1:50
SIZE: A1	SHEET NUMBER: 1 of 1

REVISION:	DATE:	COMMENT:
001	13/06/2024	
002	19/06/2024	
003	27/06/2024	

DRAWING NUMBER:
JN27001-BIS-OCS-SU03-DR-W-1001-T03-JW

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