

**FOR SALE**



**Chertsey Road, Woking**

**3 Bedrooms, 2 Bathroom, Offices**

**Guide Price £495,000**





This property is in a prime location in the Woking town centre and is currently used as office accommodation spread over three floors.

- Central location
- Five spacious offices
- Two Bathrooms
- Kitchen
- Storage Room
- Excellent Yield Potential
- Potential To Convert STPP

Comprising of two cloakrooms, five spacious office rooms, one storage room and a kitchen.

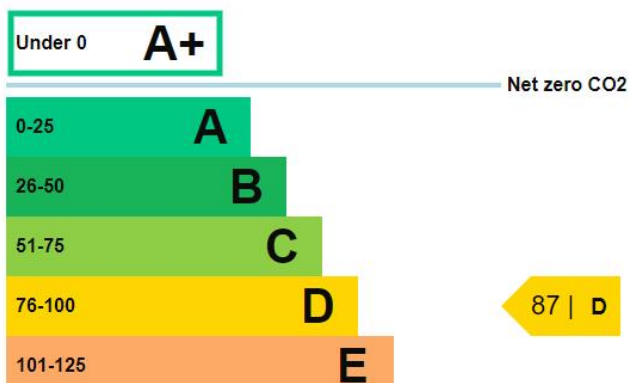
At a total of 1683.8 sq ft/156.3m<sup>2</sup>, there is potential to convert the property into three apartments, subject to planning permission. This property produces an excellent yield.

The property is conveniently located in Woking Town Centre and the mainline station is even closer, putting London Waterloo just a 24-minute train ride away.

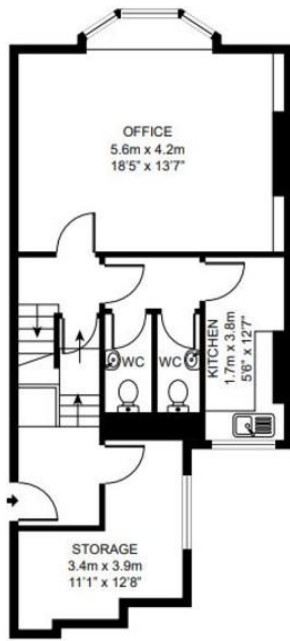
The M3 to the north, M25 to the east and A3 to the south offer easy access to the major road networks connecting the south of England and beyond. The UK's two biggest airports are close by – Heathrow just over 13 miles away and Gatwick within 30 miles. Venture beyond the edge of town and you're into beautiful Surrey countryside with boundless open space, heathland and many picturesque villages to explore.

A rare opportunity to acquire a great investment, viewings are strongly recommended.

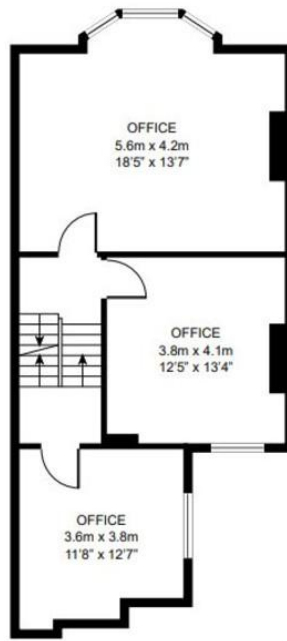
This property's current energy rating is D.



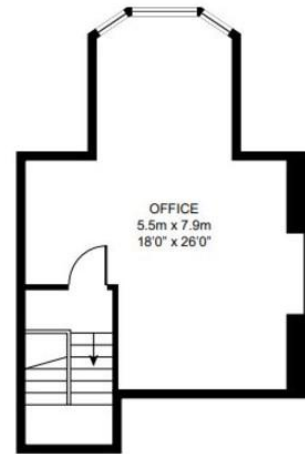




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA  
 FIRST FLOOR: 634.4 sq ft, 58.9 m<sup>2</sup>  
 SECOND FLOOR: 634.4 sq ft, 58.9 m<sup>2</sup>  
 THIRD FLOOR: 415.0 sq ft, 38.5 m<sup>2</sup>  
 TOTAL: 1683.8 sq ft, 156.3 m<sup>2</sup>  
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Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only

## Martin & Co Woking

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.