WOKING

Part Second Floor Suite, Gloucester Chambers, GU21 6GA

OFFICE TO LET

1,637 SQ FT

- Cost effective
- Centrally located
- Parking available within lease
- 5 minute walk from Woking Railway Station
- Break out space and meeting rooms
- Airconditioning

Cost Effective Town Centre Offices With Parking

vailwilliams.com

GU21 6GA

Summary

Available Size	1,637 sq ft
Rent	£20 - £22 per sq ft
Rates Payable	£9.53 per sq ft Based on the 2023 VOA valuation, prospective Tenant advised to undertake their own enquiries with the local authority
Rateable Value	£31,250
Service Charge	£4.25 per sq ft
Car Parking	Parking available with lease
VAT	Applicable. Figures quoted exclusive of VAT
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

Gloucester Chambers are a cost effective, town centre office option within the Jubille Square, Woking.

The suite benefits from a kichenette area, meeting rooms, open space for a modern working environment.

Located directly amongst a range of shops, cafe's, market stands, and restaurants, including the new Victoria Way development

Location

Woking is well positioned with strong road links, giving access to the M25 and M3 within 15 minutes.

Woking Railway Station benefits from direct access to Waterloo in less than 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Part 2nd Floor Suite	1,637	152.08	Under Offer
2nd - Front Suite	795	73.86	Available
Total	**2,432**	**225.94**	

Viewings

For all viewings please contact Vail Williams or Hurst Warne.

Terms

Available on an FRI lease for a terms of years to be agreed.

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