

WOKING

Griffin House, West Street,
GU21 6BS



OFFICE TO LET

1,815 SQ FT

- Central Woking location
- Few minutes walk to Woking BR station
- Air conditioning
- Perimeter trunking
- Suspended ceilings with integral lighting
- Passenger lift
- 6 parking spaces per floor (1:315 sq ft)

Central Woking Offices With Parking - Available To Let

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Summary

Available Size	1,815 sq ft
Rent	£22.50 per sq ft
Rates Payable	£11 per sq ft
Service Charge	£6.50 per sq ft Approx for current service charge year.
EPC Rating	C (66)

Description

Griffin House is a centrally located 4 storey office building with available accommodation comprising the ground floor. The ground floor is currently divided to provide 4 separate working/meeting areas, with a kitchen/breakout room, and also has its own toilet and shower facilities within the floor. However, it would be possible to change the configuration to open plan if required.

The offices benefit from an excellent car parking ratio of 1:315 sq. ft. which works out to provide 6 spaces per floor.

Location

Griffin House is centrally located in Woking Town Centre, accessed by road via Church Street East.

Woking BR station is within just a few minutes walk, together with all of the retail and leisure amenities the town has to offer. Victoria Way multi-storey car park is also within easy walking distance additional visitor/staff parking be required, with season tickets available.

Road communications are excellent, with Junction 11 of the M25 being 4.5 miles distant, and in turn the national motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,970	183.02	Let
Ground	1,815	168.62	Under Offer
Total	3,785	351.64	

Viewings

Strictly by appointment via joint sole agents.

Terms

Available by way of new full repairing and insuring lease/s (by way of service charge) for a term by arrangement.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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