

WOKING

Suite 4.01, One Crown
Square, GU21 6HR



OFFICE TO LET

1,454 SQ FT

- Newly refurbished fitted office
- Benefits from own kitchenette, meeting room and print room
- Flexible leases available
- Onsite concierge service

Excellent Fitted Town Centre Suite

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Summary

Available Size	1,454 sq ft
Rent	£32.50 per sq ft
Rates Payable	£10.17 per sq ft
Service Charge	£10 per sq ft
EPC Rating	Upon Enquiry

Description

4.01 comprises a corner suite on the 4th floor of the building arranged mainly in open plan but currently partitioned to provide a separate meeting room, ancillary area and its own kitchenette. The suite is currently furnished and is available on this basis if preferred.

Location

One Crown Square is an impressive and comprehensively refurbished office building in the heart of Woking Town Centre only 200 meters from the train station. As well as the re-modelled reception, occupiers will benefit from a concierge service and the on-site café.

Woking has benefitted from significant investment in its streetscape, infrastructure and environment to deliver a thriving town centre. These improvements continue to attract increasing numbers of business and residential occupiers, with a pedestrianized zone that provides an excellent retail and leisure offering.

One Crown Square is adjacent to Victoria Way car park and within two minutes walk of the Peacocks shopping centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th - Suite 4.01	1,454	135.08	Available
Total	1,454	135.08	

Viewings

Strictly by appointment through the joint sole agents.

Terms

A new flexible lease is available with terms to be agreed.

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.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



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