

# ONE CROWN SQUARE

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
1.01 - 1.02	2.01 - 2.02	3.01 - 3.02	4.01 - 4.02
5.01 - 5.02	6.01 - 6.02	7.01 - 7.02	



Owen  
Isherwood  
CHARTERED SURVEYORS



# TO LET

High Quality Fitted Town Centre Office  
2,153 sq. ft. (200 sq. m.)

1.01, One Crown Square, Woking, Surrey, GU21 6HR

## 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 benefited 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.

## DESCRIPTION

1.01 comprises suite on the 1<sup>st</sup> Floor of the building arranged mainly in open plan, but partitioned to provide a large open plan area, two meeting rooms, a kitchen/breakout area and a small computer room and is available for immediate occupation.

## ACCOMMODATION

1.01	2,153 sq. ft	200 sq. m
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## RENT

£32.50 per sq. ft

## BUSINESS RATES

£8.52 per sq. ft

## SERVICE CHARGE

Circa £10 per sq. ft

## EPC

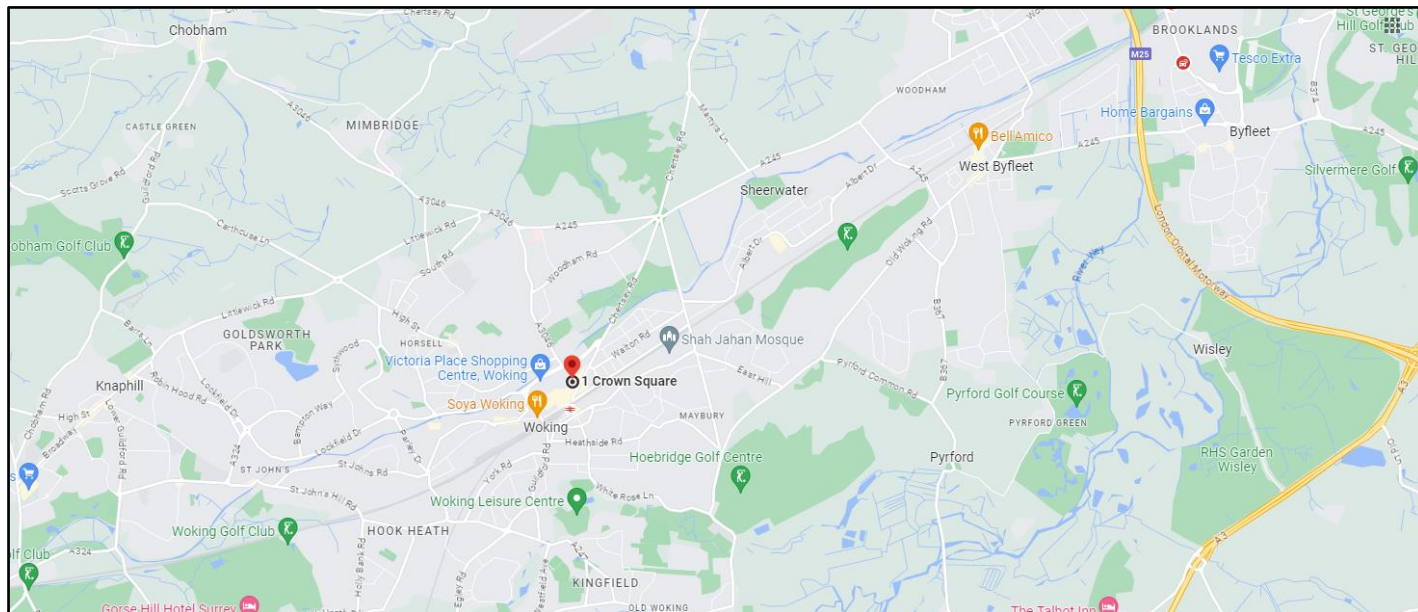
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## TERMS

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

## LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

**T: 01483 300 176**  
**www.owenisherwood.com**  
**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

### Owen Isherwood

Alex Bellion / Peter da Silva  
Alex@owenisherwood.com / pds@owenisherwood.com

### Vail Williams

Natalie Cummins / George O'Connor  
ncummins@vailwilliams.com / GO'Connor@vailwilliams.com