

# WOKING

Orion Gate, GU22 7NJ



## OFFICE TO LET

**9,339 SQ FT**

- Centrally located high quality space
- Secure basement car parking 1:667sqft
- 14 car parking spaces
- "Very Good" BREEAM Rating, EPC C
- Strong road links
- Close proximity to Woking Railway Station
- Local amenities nearby
- Shower and changing facilities



## Summary

Available Size	9,339 sq ft
Rent	£29.50 per sq ft
Rates Payable	£13.27 per sq ft According to latest valuation as listed on the VOA. Applicants advised to undertake their own enquiries
Rateable Value	£227,000
Service Charge	£9.81 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Orion Gate is a high-quality Woking town centre office, offering a unique opportunity to take 9,339 sqft of refurbished space within a single floor occupancy. The building sits next to plenty of local amenities within a mixed use development. The space has been recently refurbished.

## Location

Woking is a well connected town centre location with strong travel links via road and rail. Travel time to Waterloo is under 30 minutes, with the station benefitting from regular fast trains. The M25 is located 5 miles away via J11.

Woking provides strong amenities with a list of restaurants, shops, market stands, cafes and bars. The town centre has undergone significant regeneration and includes occupiers such as M&S, Gails and Pret within the newly developed Victoria Square. The property

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	9,339	867.62	Available
<b>Total</b>	<b>9,339</b>	<b>867.62</b>	

## Specification

High quality refurbished office space

- VRF air conditioning
- Raised flooring
- Onsite showers, lockers and W/C's on each floor
- Secure basement car parking at a ratio of 1:667 sqft

## Viewings

For further enquiries or to arrange a viewing please contact the joint agents.

## Terms

Available immediately via direct lease from the landlord for a term to be negotiated. Floor areas provided on a NIA basis.

## VAT

We understand VAT will be payable on the disposal of this premises.

## Anti-Money Laundering

To comply with Anti Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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