

# WOKING

One Crown Square, Church  
Street East, GU21 6HR



## OFFICE TO LET

**4,117 SQ FT**

- Comprehensively refurbished office suite
- 200 metres from Woking Train Station
- Remodeled reception with Concierge Service
- Onsite cafe
- Extremely competitive rent - only £20 per sq. ft.



## Summary

<b>Available Size</b>	4,117 sq ft
<b>Rent</b>	£20.00 per sq ft
<b>Rates Payable</b>	£10.17 per sq ft
<b>Service Charge</b>	£10.60 per sq ft
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	B

## Accommodation

The accommodation comprises the following areas (NIA):

Name	sq ft	sq m	Availability
7th	4,117	382.48	Available
<b>Total</b>	<b>4,117</b>	<b>382.48</b>	

## Description

The 7th floor suite of One Crown Square is mainly open plan and benefits from a fully fitted kitchen. The suite is currently unfurnished but could be available on a furnished basis if this were the preference for incoming occupiers.

The suite offers panoramic views of Woking and beyond. The suite also benefits from 3 car parking spaces.

## 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.

## Terms

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

## Viewings

Please contact agents listed below to arrange

## Anti-Money Laundering

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



**Natalie Furtado**  
07584034875  
nfurtado@vailwilliams.com



**George O'Connor**  
01483 446800  
07836 544 564  
goconnor@vailwilliams.com

**Alex Bellion (Owen Isherwo)**  
01483 300176  
07971 756068

**vailwilliams.com**

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