

BROOKWOOD, WOKING

Red House, Cemetary Pales,
GU24 0BL



OFFICE TO LET

3,161 TO 18,472 SQ FT

- Full refurbished open plan accommodation on the first floor
- Great location in between Guildford & Woking
- Ample car parking
- Male & Female WCs on each floor
- Gas fired central heating
- Lift serving upper floors
- Shower room on ground floor

Large detached two-story office building with good parking provisions



Summary

Available Size	3,161 to 18,472 sq ft
Rent	£25 per sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises of a large detached two storey office that offers open plan accommodation with ample car parking and a small garden area.

Location

The subject property is located in Brookwood, 4 miles South West of Woking and 8 miles North of Guildford. Brookwood Station is located within a 4-minute walk (0.8miles) from the building, offering direct network links into Alton, London Waterloo & Basingstoke. Worplesdon train station is also located 2.9 miles from the property and provides services to Guildford, Woking & London Waterloo with journey times of approximately 35 minutes.

Local shopping facilities are available on the Bagshot Road with several amenities including Sainsburys, Homebase, Subway, Costa & Bagshot train station.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	3,161	293.67	Available
Ground - Office	5,182	481.42	Coming Soon
1st	6,829	634.43	Coming Soon
2nd	3,300	306.58	Available
Total	18,472	1,716.10	

Specification

Suites offer the following amenities:

Raised Floors, Suspended ceilings, Air conditioning, Kitchenette, LED lights

Viewings

Strictly by appointment through the sole agents.

Terms

New FRI leases are available on 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 is to be responsible for their own legal costs incurred in this transaction.



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