

Cleary Court,
169 Church Street East,
Woking,
Surrey, GU21 6HJ



Modern Office Suite

To Let

1,426 sq. ft. (132.5 sq. m)





Description:

- Cleary Court is purpose-built office building designed for the modern occupier.
- Partially furnished office accommodation in the heart of Woking Town Centre.
- The suite is on the 3rd floor and benefits from excellent natural light and LED lighting.
- The property has recently been refurbished to a good standard.
- The property benefits from the generous amenity such as the Peacocks Shopping Centre and upcoming Victoria Square Development.
- Victoria Way Car Park is just over 100m away, and Woking Train Station is a 5 minute walk (0.2 mile).

Key Features:

- LED Lighting
- Town Centre Location
- Partially fitted
- Suspended ceiling and perimeter trunking
- New Air Conditioning
- Secure Access

Schedule of areas:

Description	ft ²	m ²
Suite B, 3 rd Floor	1,426	132.5

Location



Location:

- Woking is 30 miles south west of central London.
- Guildford is 6 miles to the north, with Junction 11 of the M25 approximately 5 miles to the North East.
- Victoria Car Park is just over 100m away, and Woking Train Station is a 5-minute walk (0.2 mile).

Terms

The premises are available by way of a sublease or assignment of a full repairing and insuring lease expiring 13th September 2022.

A longer term may be available subject to negotiation.

Rent

£21.00 per sq. ft.

The rents are quoted exclusive of utilities, business rates, VAT and insurance premium.

Business Rates

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the rateable value of the property is as follows: -

RV: £20,000

However, we would advise an interested party to confirm the accuracy of this information.

EPC Rating

Energy Performance Rating: **D-86**

Certificate Reference No: **9375-3040-0644-0591-5491**

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Viewing

Strictly by appointment through the sole agents below.

Contacts

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Subject to Contract

Date: December 2018

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