

WOKING

**One Crown Square, GU21
6HR**



CLASS 'E' UNIT TO LET

2,298 SQ FT

- Suitable for a variety of uses
- Situated at the heart of the town centre
- 2 mins walk to Peacocks shopping centre
- Within a few minutes walk to the train station

GROUND FLOOR CLASS 'E' UNIT

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Summary

Available Size	2,298 sq ft
Rent	£43,500 per annum
Rates Payable	£22,417 per annum
EPC Rating	B (37)

Description

The unit is formed of an open planned space on the ground floor, with concrete screed floor and spot lighting. The unit was previously used as a gym but falls under the flexible Class 'E' user class and could be occupier as a variety of uses going forwards. The unit is now available in a shell condition.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,298	213.49	Available
Total	2,298	213.49	

Terms

A new lease is available with terms to be agreed.

Legal Costs

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

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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