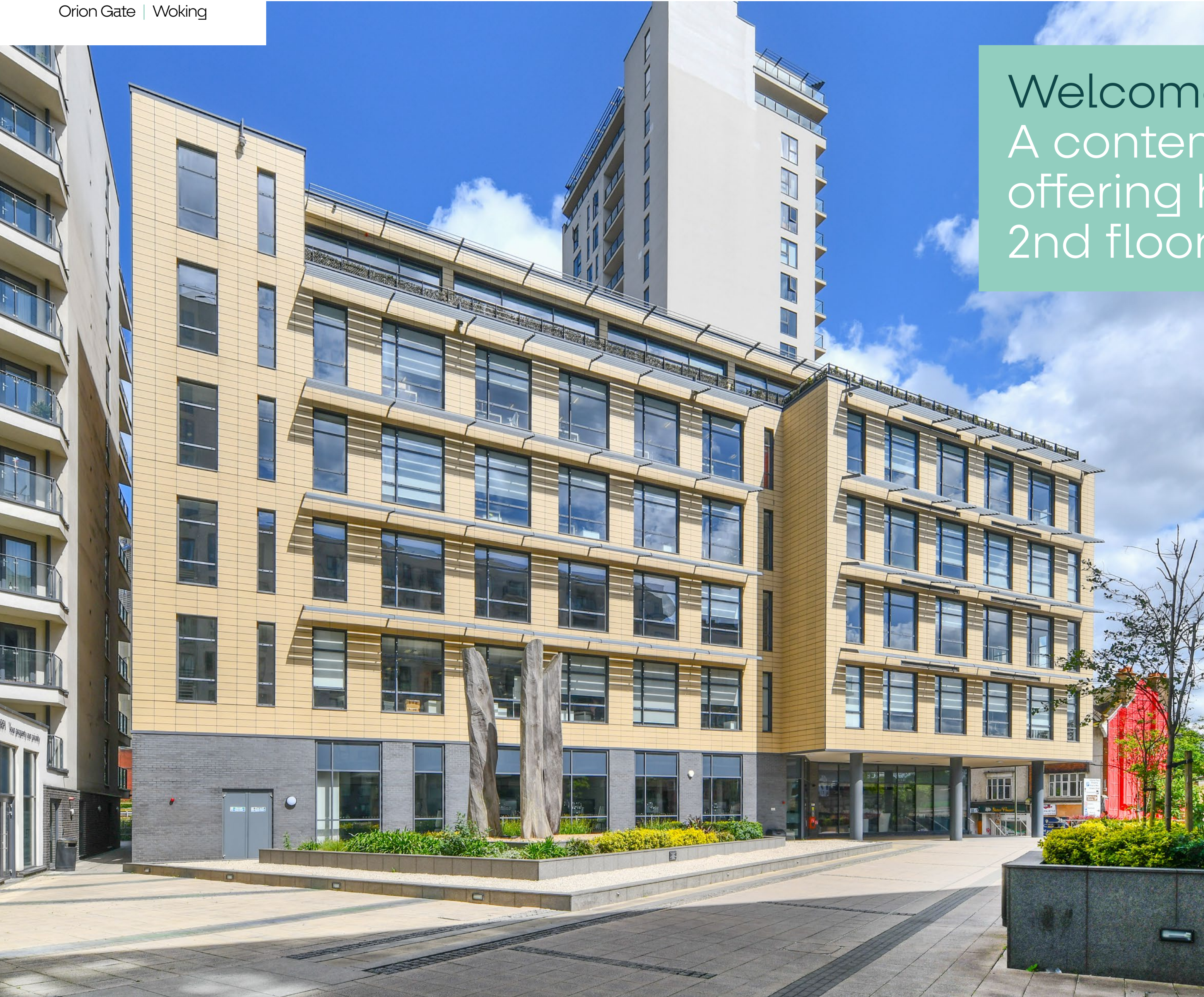


Fully refurbished second floor office
space in a modern landmark building
just minutes from central Woking
9,339 SQ FT (867.62 SQ M) TO LET





Welcome to Orion Gate.
A contemporary HQ building
offering high spec, fully refurbished
2nd floor office space

Description

Orion Gate provides an HQ office building of 51,340 sq ft arranged over six floors, only minutes from the centre of Woking, with its numerous retail outlets, leisure amenities and excellent transport links.

The building is part of a mixed use development which includes office, residential and retail and is located less than 5 minutes walk from Woking rail station, providing access to London Waterloo in 23 minutes.



Town Centre
Location



5 minute
walk to station




Fully refurbished
floor plate



14 car parking
spaces

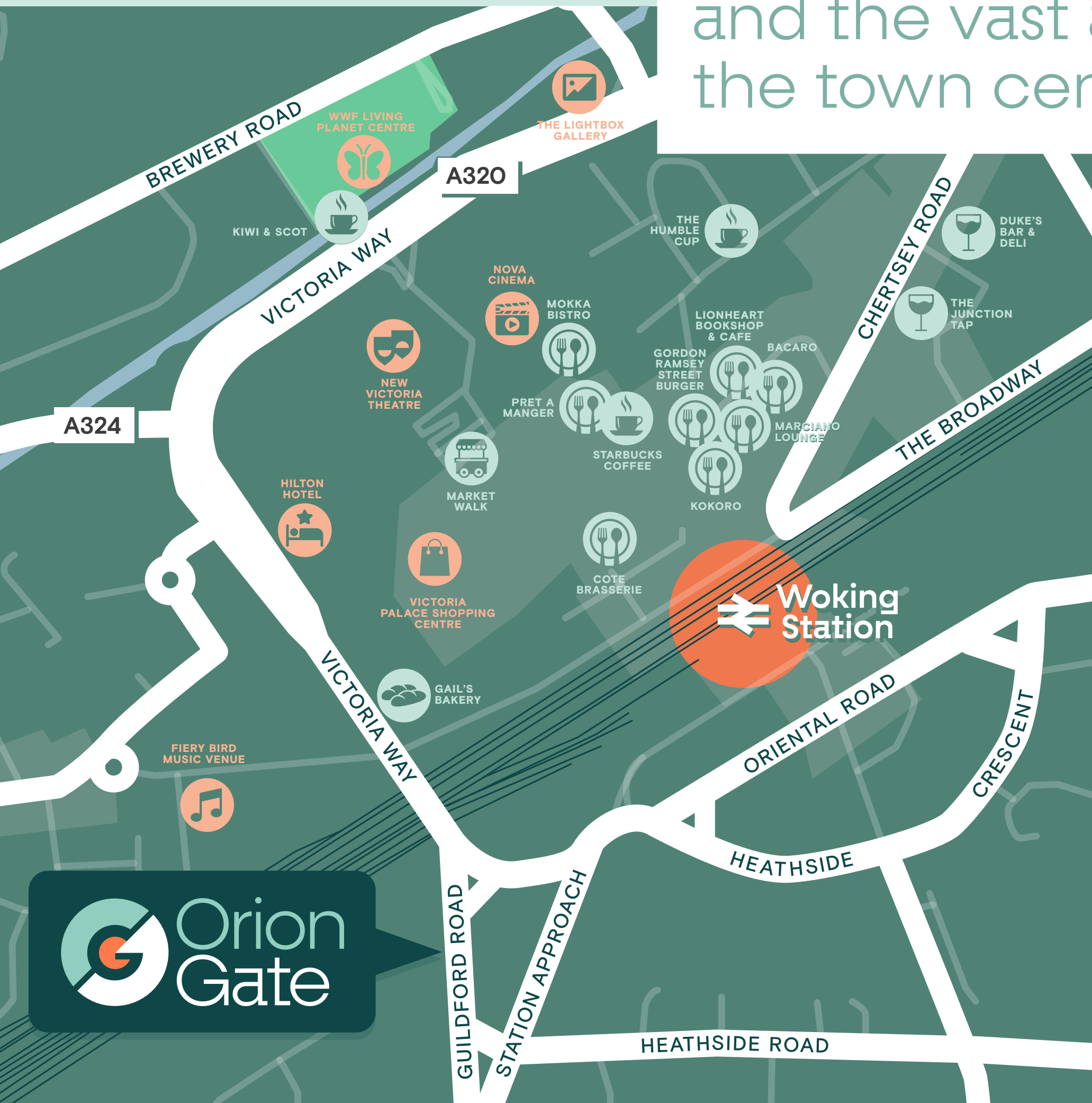


Shower and
changing facilities



Orion Gate is home to a host of corporate occupiers, including KFC, AI Corporation and the Info Track Group

Located just moments away from Woking station and the vast array of amenities the town centre has to offer



Location

Situated fronting Guildford Road, Orion Gate is a landmark development that benefits from a wide range of retail, leisure and dining amenities in the immediate area. Peacocks and Wolsey Place shopping centres are only a few minutes walk away, as is Woking rail station.

The town benefits from excellent road access, with the A3 and Junction 11 of the M25 only 5 miles away. Junction 3 of the M3 is only 8 miles away.



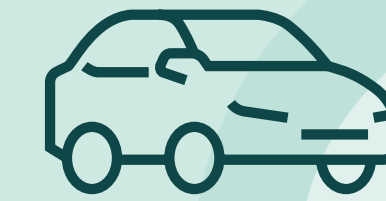
5 mins walk to Woking Station

Easy access



8 trains per hour to London Waterloo

23 mins (Fastest journey time)



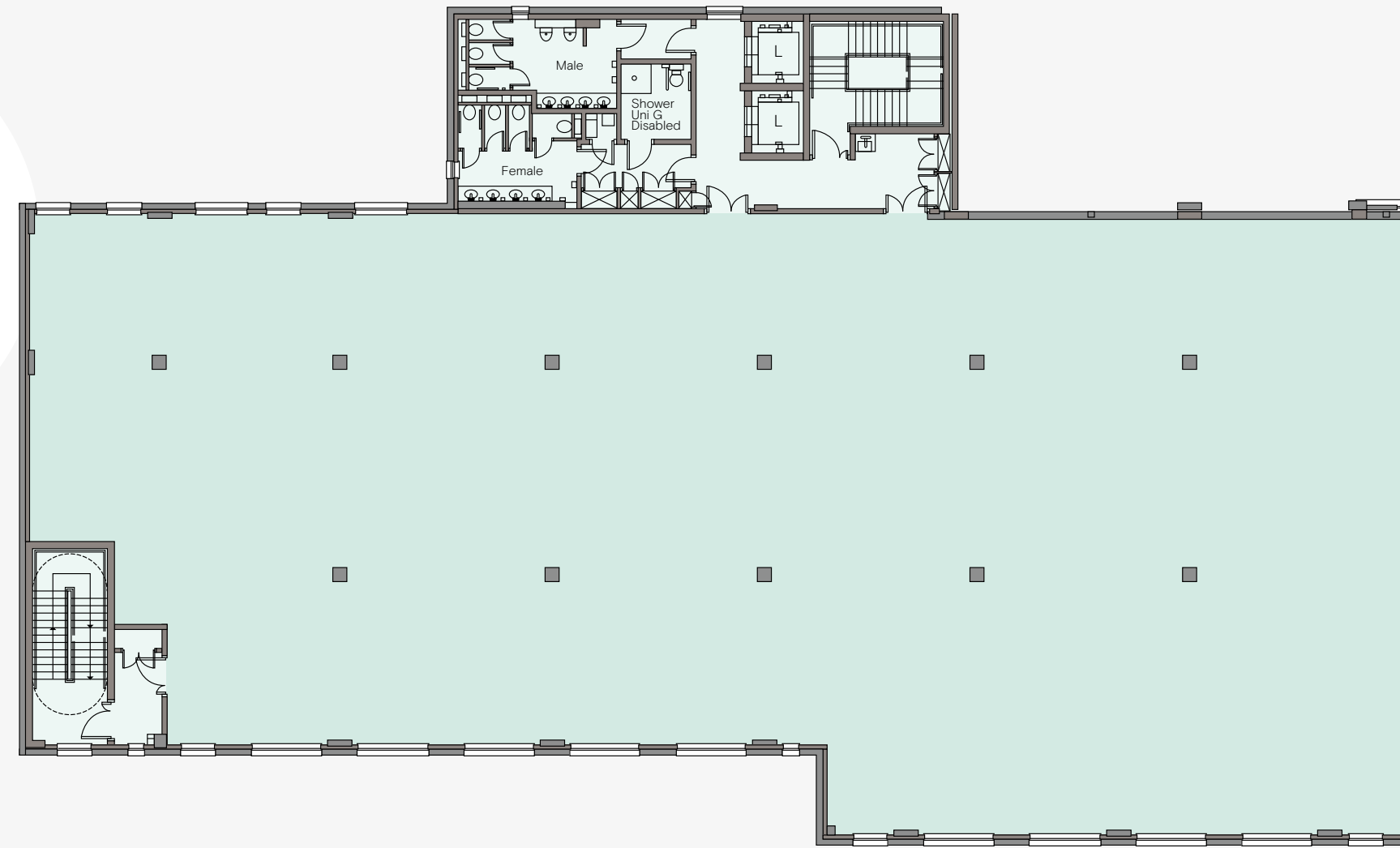
Only 5 miles from J11 of the M25

Excellent road access



A Grade 'A' working environment designed to maximise light and space

Shower facilities with Male, female and disabled WCs to each floor



Accommodation

Floor	SQ FT	SQ M
2nd	9,339	867.62
Total	9,339	867.62

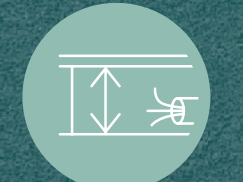
14 secure basement car parking spaces (1:667 sq. ft)



Summary Specification



VRF air conditioning



Full access raised floors



Suspended ceilings



LG7 compliant lighting



'Very Good' BREEAM rating



EPC C



2 x 13 person passenger lifts

Further Information

Terms

New leases direct from the landlord.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the 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 to be responsible for their own legal costs incurred in this transaction.

Services

Vail Williams LLP and Hurst Warne have not checked and do not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies

Viewings

Strictly by appointment through the sole agents.

Contacts

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