

# HIGH QUALITY VERSATILE OFFICE UNITS

1,887 to 9,688 sq ft (175 – 900 sq m)

Forsyth Road • Woking • GU21 5SB

# WOKING

Units  
4, 6, 7, 8  
CURRENT  
AVAILABILITY



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## Location

Woking 8 is located in Sheerwater, approximately 1.5 miles to the east of Woking town centre. Sheerwater is Woking's main out of town business location and provides quick and easy access to the national motorway network with junctions 10 and 11 of the M25 less than 7 and 5 miles away respectively.

Woking station provides mainline services to London Waterloo with a fastest journey time of 27 minutes and over 10 trains an hour at peak times.



## Description

Woking 8 comprises a high quality office development of eight two storey office units.

The scheme has been comprehensively refurbished and improved under the current ownership.

The units are a variety of sizes and are capable of being combined.



## Amenities

- VRF air conditioning system
- Suspended ceiling with recessed LED lighting
- Full access raised floors
- Kitchenettes with fridge and dishwasher on each floor
- WCs and shower on each floor
- Complete redecoration both external and internally
- Mature landscaping
- EPC – B
- Excellent onsite parking

## Accommodation

Woking 8 provides high quality, air conditioned offices with raised floors, suspended ceilings with recessed LED lighting, kitchenettes (with white goods), WCs and a shower on each floor.

Unit 8 has undergone a comprehensive refurbishment including new VRF air conditioning, all new finishes throughout and four new EV charging points.

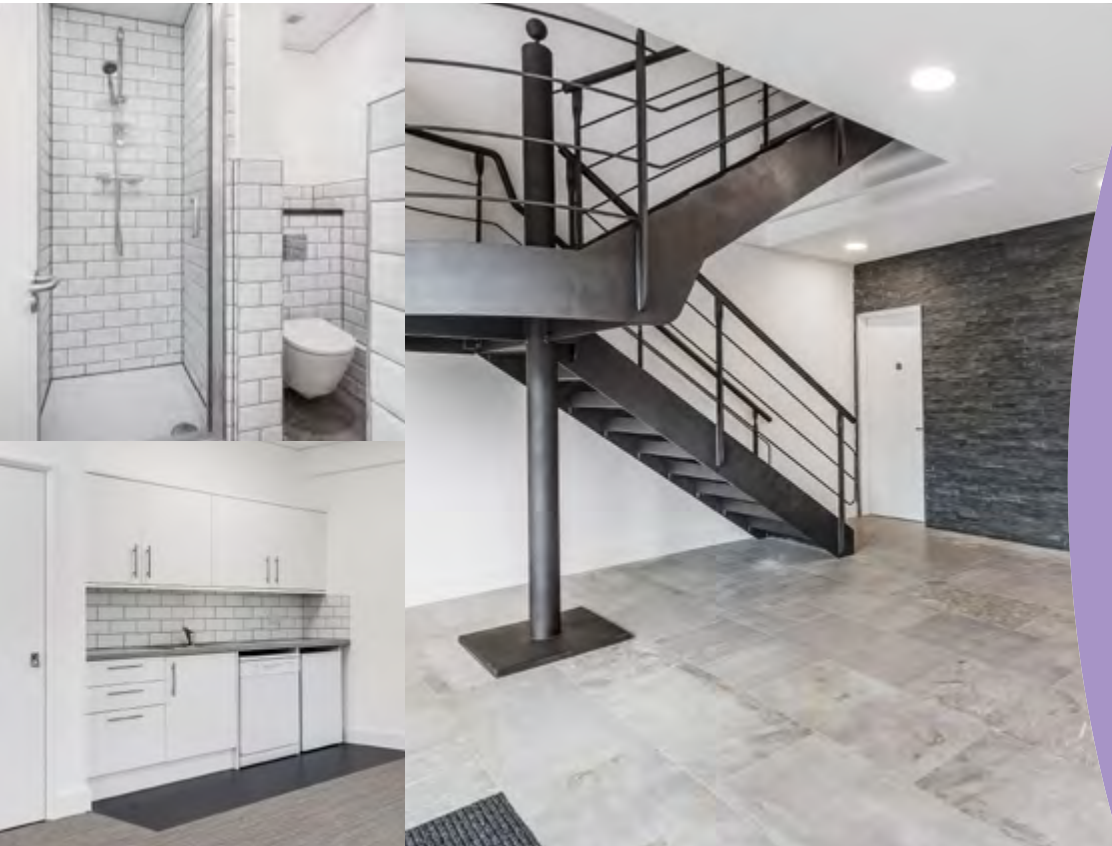
## Terms

The units are available on a new lease, direct from the landlord, for a term to be agreed.

## Availability

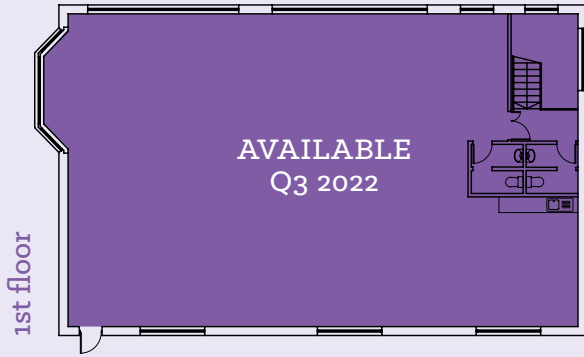
Unit	sq ft	sq m	Parking
Unit 6 – 1st floor	1,887	175	6
Unit 7	3,902	363	13
Unit 8	3,899	362	13
Unit 4	4,689	436	16

All floor areas are measured on a Net Internal Area basis and include reception.

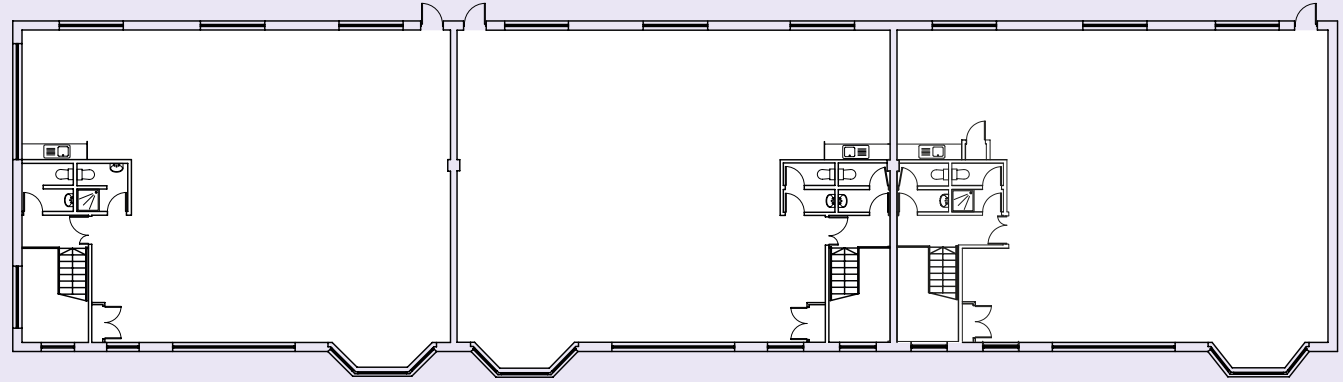


# Floor plans

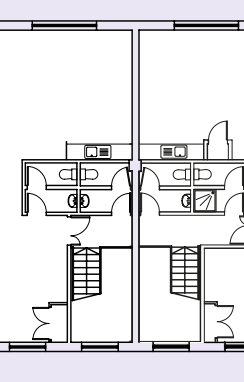
Unit 4



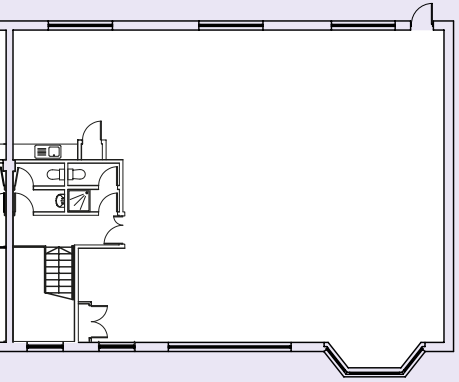
Unit 6



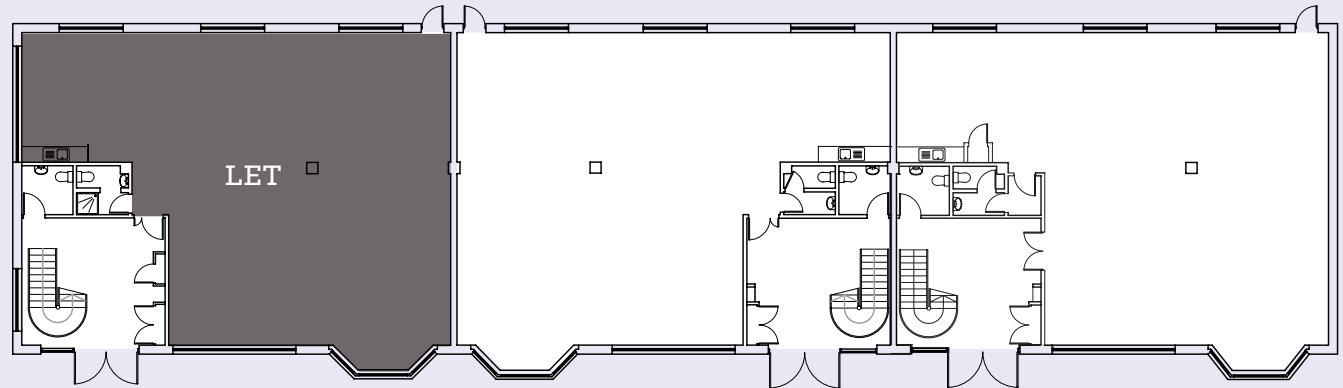
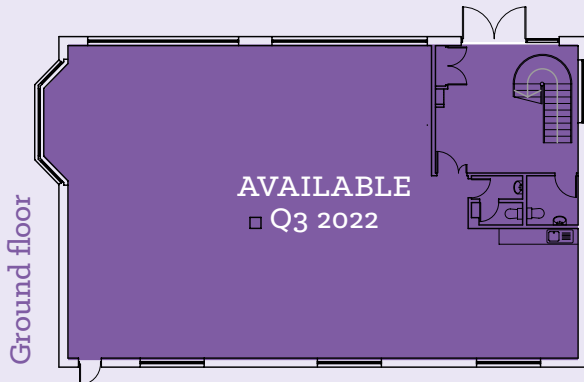
Unit 7



Unit 8



Ground floor





## Contact

For further information please contact the joint sole agents.



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