



Unit 4, Woking 8, Forsyth Road,
Woking GU21 5SB

TO LET

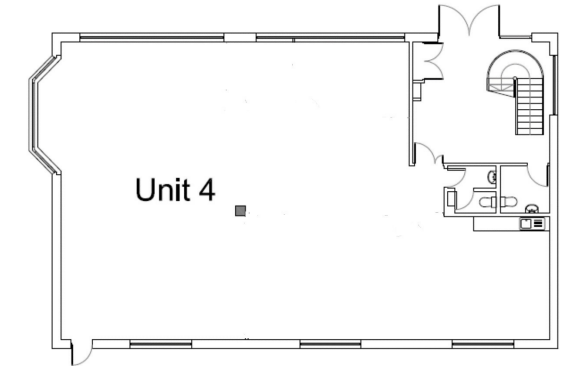
Newly refurbished two storey, detached
office unit with parking

4,682 Sq Ft
(435 Sq M)

DESCRIPTION

Woking 8 provides a range of high quality office accommodation with an excellent provision of car parking within a landscaped environment. Unit 4 is a detached two storey unit that has recently been comprehensively refurbished to provide Grade A accommodation to include new air conditioning & LED lighting. Units 6, 7 & 8 opposite are also available and can be combined to provide a total of 16,335 sq ft with 55 car parking spaces.

- ✓ New VRF air conditioning system
- ✓ New suspended ceiling with new, recessed LED lighting
- ✓ Full access raised floors
- ✓ Kitchenette on each floor with fridge & dishwasher
- ✓ WCs & shower on each floor
- ✓ 16 car parking spaces with EV charging points



Ground floor - Not to scale & indicative only



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Reception	230	21
Ground floor	2,148	200
1st floor	2,303	214
Total	4,682	435

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

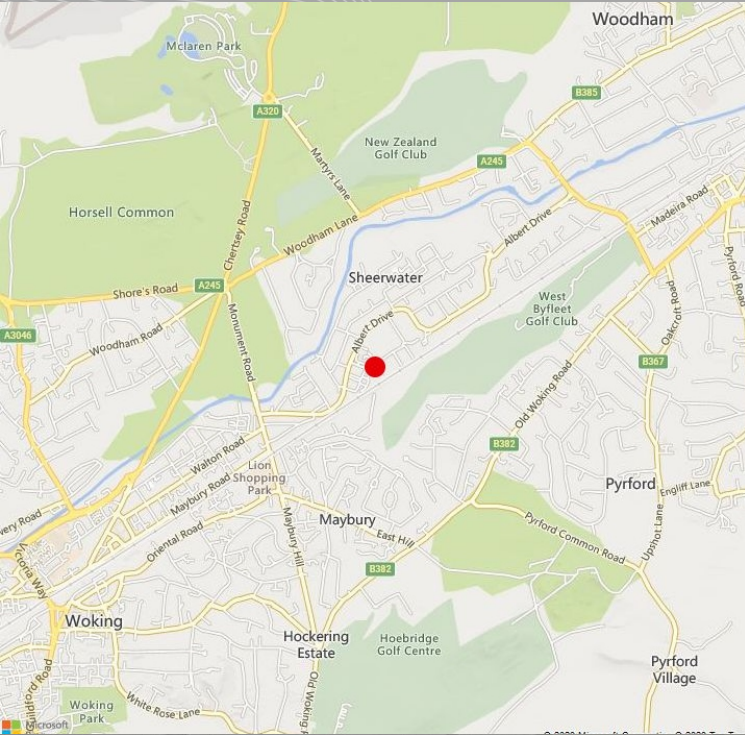
For information please visit the Valuation Office Agency - www.voa.gov.uk

TERMS

Available on a new FRI lease direct from the Landlord for a term to be agreed.

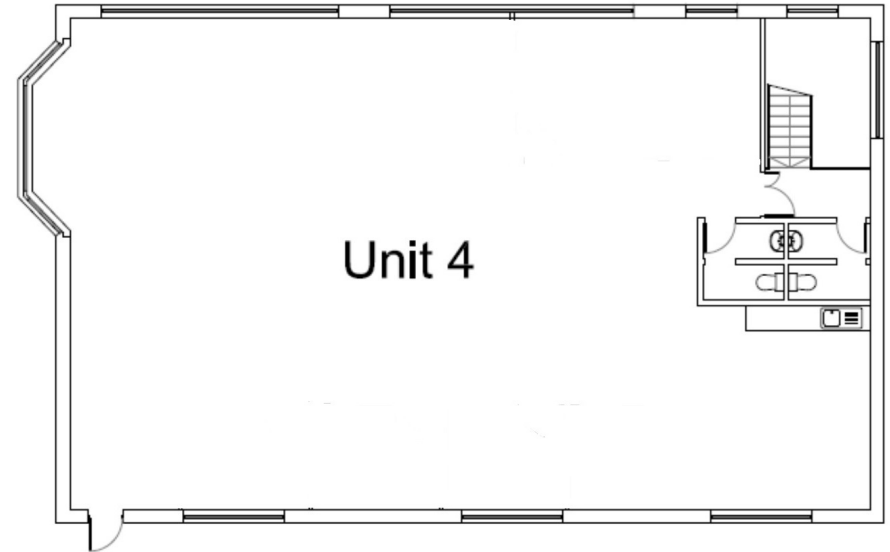
EPC C - 73





LOCATION

Woking 8 is located approx. 1.5 miles to the east of the town centre in Sheerwater, Woking's main out of town business location & provides quick & easy access to the motorway network with J10 & J11 of M25 less than 7 & 5 miles away respectively. Woking station direct services to London Waterloo with a fastest journey time of 27 minutes & over 10 trains an hour at peak times.



1st floor - not to scale & indicative only



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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