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3 Links Business Centre, Old Woking  
Road, Woking GU22 8BF

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**TO LET**

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Beautiful Converted Barn with Excellent  
Parking

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364 - 2,749 Sq Ft  
(34 - 255 Sq M)

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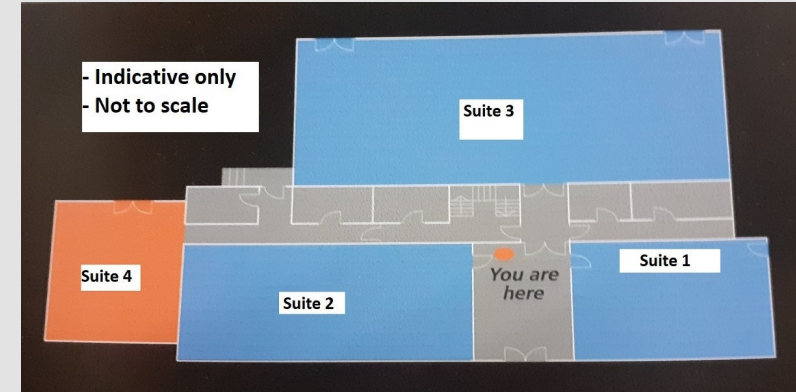


# Ground floor, 3 Links Business Centre, Old Woking Rd, Woking GU22 8BF

## DESCRIPTION

The available accommodation comprises the ground floor of this listed barn conversion. The building benefits from a double height feature entrance hall with beautiful exposed beams. The common parts provide a shared kitchen as well as a shower and male, female & disabled WCs. The suites benefit from LED lighting, comfort cooling and an excellent on site car parking.

- ✔ Listed barn conversion
- ✔ Out of town in a tranquil setting
- ✔ Woking station 1.5 miles
- ✔ Cafe & meeting rooms available at adjacent golf club
- ✔ Excellent on-site parking provision
- ✔ Comfort cooling
- ✔ LED lighting
- ✔ EPC - C (54)



## ACCOMMODATION

IPMSIII Areas	sq ft	sq m
Ground floor - Suite 1	364	34
Ground floor - Suite 2	615	57
Ground floor - Suite 3	1,364	127
Ground floor - Suite 4	406	38
<b>Total</b>	<b>2,749</b>	<b>255</b>

## 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 business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

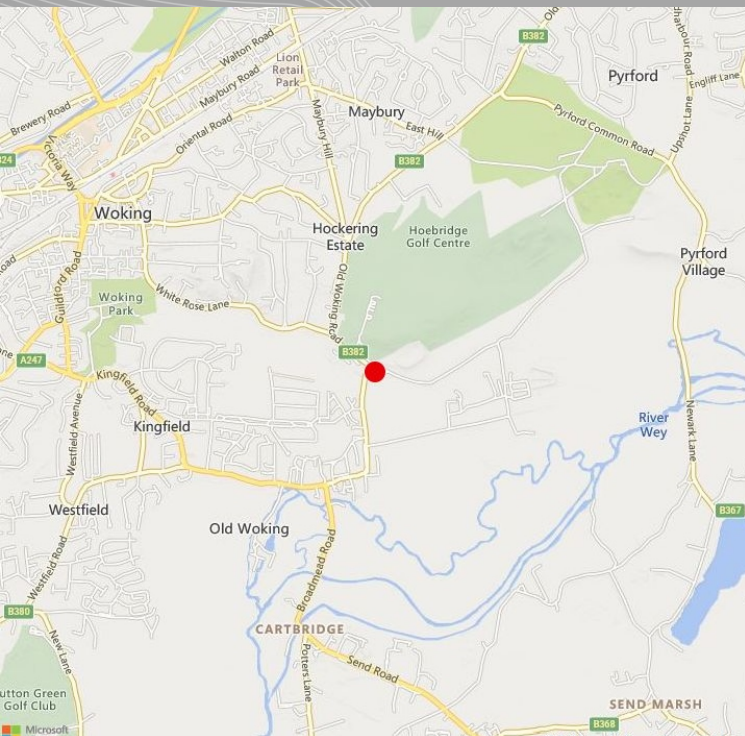
The suites are available as a whole or separately on a new effectively FRI lease(s) direct from the Landlord for a term to be agreed.

**EPC** EPC - C (54)









## LOCATION

Links Business Centre occupies a unique location just outside Woking town centre, adjacent to Hoebridge Golf Club - cafe/coffee shop & conference/meeting rooms - <https://hoebridgegc.co.uk>.

This picturesque setting provides a quiet & professional working environment whilst still providing access to Woking station (London Waterloo-25 mins) as well as the A3 & M25.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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