



Quadrant Court, 35 Guildford Road,
Woking GU22 7QQ

Modern air conditioned offices with
existing fit out & car parking

TO LET

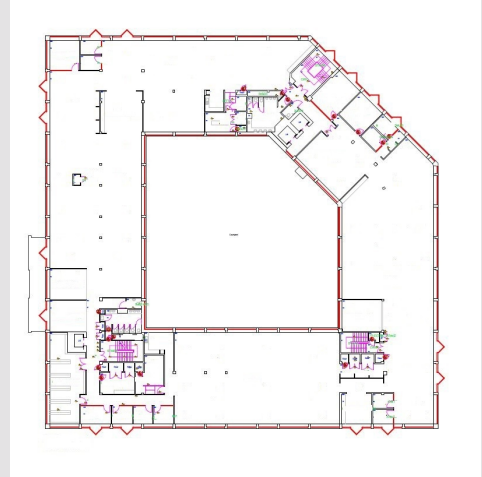
12,198 - 64,456 Sq Ft
(1,133 - 5,988 Sq M)

Quadrant Court, 35 Guildford Road, Woking, Surrey GU22 7QQ

DESCRIPTION

Quadrant Court occupies a prominent position on the A320 Guildford Road with the main building entrance on the corner of York Road. The property provides a rare opportunity for a self-contained headquarters office with 195 car parking spaces. The building provides air conditioned offices with the benefit of an existing fit out, over ground and three upper floors, and is located close to the town centre with its wealth of retail and food & beverage amenities including Victoria Place and the popular Market Walk food stalls.

- ✓ Modern offices with parking
- ✓ Edge of town centre & a short walk to train station
- ✓ 195 car parking spaces (1 to 331 sq ft)
- ✓ Air conditioning
- ✓ Floor boxes
- ✓ EPC - C (64)



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	15,054	1,399
1st floor	17,758	1,650
2nd floor	19,446	1,807
3rd floor	12,198	1,133
Total	64,456	5,988

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

Rateable Value (2023) - £1,150,000

Rates Payable (2024/25) - £627,900 based on multiplier of 54.6p in the £

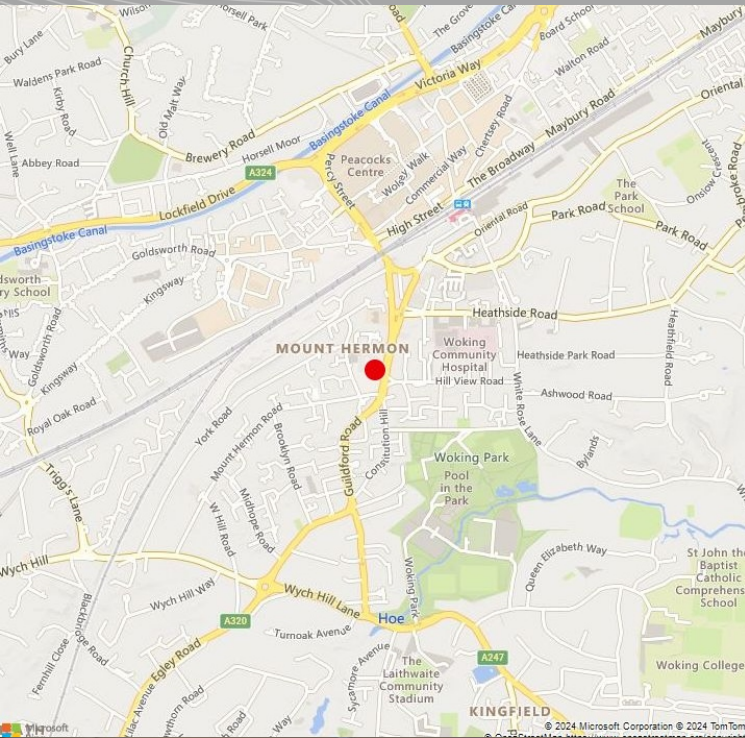
TERMS

The property is available as a whole or on a floor by floor basis on a new lease direct from the Landlord for a term to be agreed.

EPC EPC - C (64)



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LOCATION

Quadrant Court is prominently located on the A320 Guildford Road with the main entrance located on the corner with York Road. It's a short walk (approx. 7 minutes) Woking train station (with fast & frequent service to London Waterloo) and approx. 5.5 miles to junction 11 of M25 and approx. 4.5 miles to the A3.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 21-May-2024