



2 Links Bus Centre, Old Woking Rd,
Woking GU22 8BF

Fitted Office Suites with Excellent
Parking & use of Garden

TO LET

2,118 - 4,455 Sq Ft
(197 - 414 Sq M)

2 Links Bus Centre, Old Woking Rd, Woking GU22 8BF

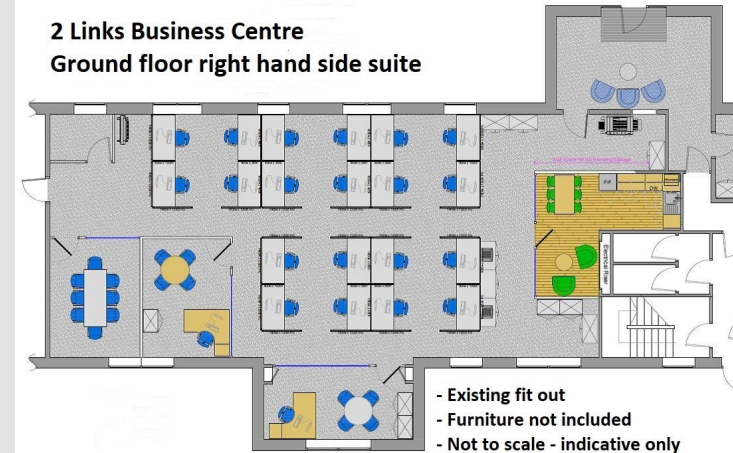
DESCRIPTION

Constructed in 2001, the property provides modern open plan offices with excellent car parking.

The available accommodation comprises ground floor & 1st floor suites. Both have the benefit of an existing fit out to include a kitchen as well as generously sized offices and meeting room(s) with glazed partitioning. The suites have use of a communal garden to the rear of the property and a total of 21 parking spaces (10 with the ground floor & 11 spaces with the 1st floor). An additional 6 communal EV charging spaces are available.

- ✔ Modern characterful offices
- ✔ 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 with EV charging
- ✔ Air conditioning with raised floors
- ✔ Suspended ceiling with LED lighting
- ✔ EPC - D (98)

2 Links Business Centre Ground floor right hand side suite



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground - Suite 2 (RHS)	2,118	197
1st floor - RHS	2,337	217
Total	4,455	414

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) - Ground £38,500, 1st - £47,500.
Rates Payable (2023/24) - Ground - £19,211.50, 1st - £23,702.50

TERMS

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

EPC EPC - D (98)

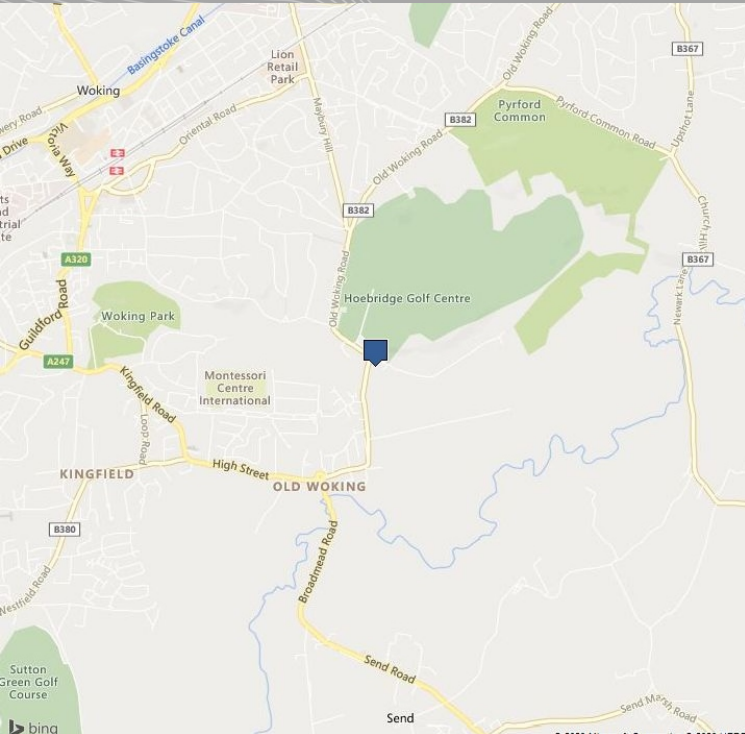




Links 2

1 Oxford SM
Esoteric Ltd

G Avia Solutions Limited
BlackOryx



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.



<https://www.lsh.co.uk/find/properties/surrey/woking/2038873>

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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