



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

TO LET

1st floor office suites with exceptional
parking

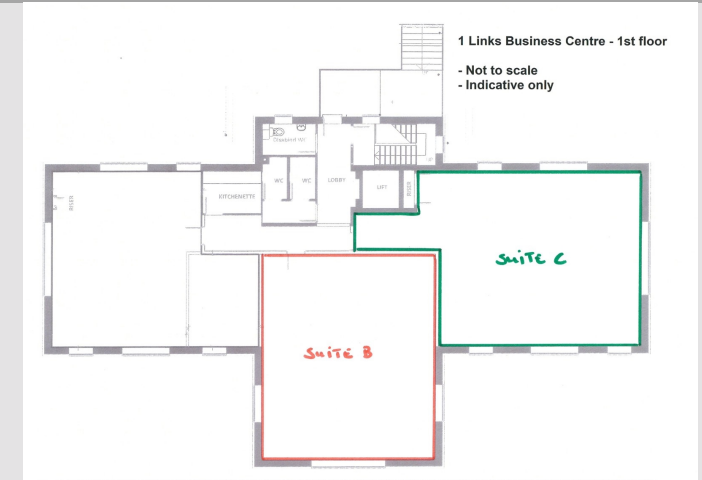
897 - 1,907 Sq Ft
(83 - 177 Sq M)

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DESCRIPTION

Unit 1 is a two storey building broadly arranged in a 'T' shape to maximise the provision of natural light. The building is one of five in the Links development all of which provide high quality office accommodation with air conditioning, suspended ceiling with LED lighting, raised floor and an excellent ratio of parking. Suite B of 897 sq ft is available with or without furniture & has the use of a shared kitchen and 5 car parking spaces and is available on a new lease for a term to be agreed.

- ✓ First floor office suites
- ✓ Air conditioning
- ✓ Full access raised floors
- ✓ Suspended ceiling with recessed LED lighting
- ✓ Shared kitchen
- ✓ WCs & shower
- ✓ 11 car parking spaces



ACCOMMODATION

IPMSIII Areas	sq ft	sq m
1st floor - Suite B	897	83
1st floor - Suite C	1,010	94
Total	1,907	177

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.

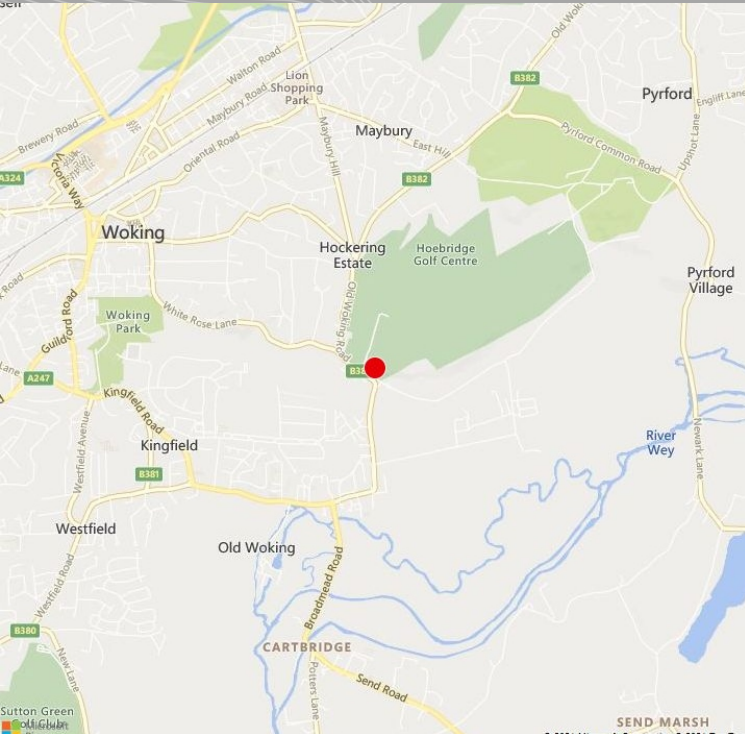
TERMS

Suite B provides furnished space available immediately on a new effectively FRI lease. Suite C, configured as open plan space with a meeting room, is available from July this year.

EPC C - 72. A copy of the certificate is available upon request.



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LOCATION

Links Business Centre occupies a unique location just outside Woking town centre on the Old Woking Road, adjacent to Hoebridge Golf Club. This picturesque setting provides a quiet and professional working environment whilst still providing access to Woking station (London Waterloo-25 mins) as well as the A3 and M25.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 06-Feb-2024