



Suite 1, Ground floor, Forge, 43 Church Street West, Woking GU21 6HT

TO LET

Fantastic fully fitted & furnished office studio space

4,740 Sq Ft
(440 Sq M)

Forge, 43 Church Street West, Woking GU21 6HT

DESCRIPTION

A flexible office building, with an atrium providing meeting and co-working space, café, fitness studio, bike ramp with bike store and showers/changing facilities - all in an awe inspiring, beautifully designed working environment with 78,199 sq ft of workspace. Only one suite remaining - a beautiful ground floor fully fitted & furnished "Cat A+" suite of 4,740 sq ft with use of 6 car parking spaces, ready for immediate occupation.

- ✓ Fully fitted & furnished office studio space
- ✓ Town centre location
- ✓ Best in class space ready for immediate occupation
- ✓ Concierge reception, onsite café & break out space
- ✓ Forge is a Smart building
- ✓ BREEAM Excellent
- ✓ EPC - B



ACCOMMODATION

| IPMSIII Areas | sq ft | sq m |
|------------------------|--------------|------------|
| Ground floor - Suite 1 | 4,740 | 440 |
| Total | 4,740 | 440 |

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

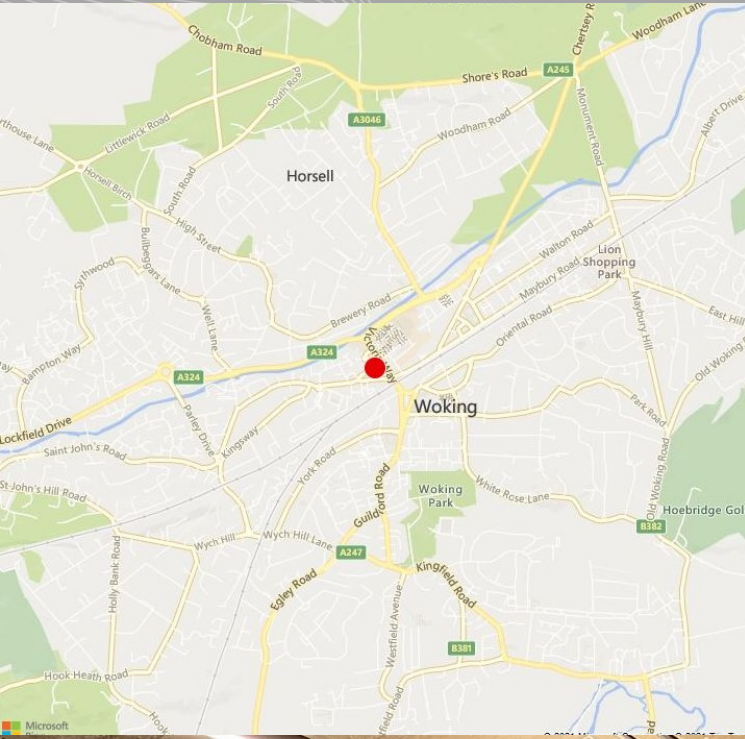
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The last remaining fully fitted & furnished suite is available on a new, flexible lease for a term to be agreed.

EPC B (43)





LOCATION

Forge is prominently located fronting Victoria Way in the heart of the town centre, opposite the Victoria Square including the Hilton hotel. The building is only a short walk from the train station with regular and fast services to London Waterloo.



<https://forgewoking.com/>

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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