



---

Unit 1, Stonemasons Court, Cemetery  
Pales, Brookwood, Woking GU24 0BL

---

**TO LET**

---

Self-contained character offices with fit  
out and excellent car parking.

---

**1,893 Sq Ft (176 Sq M)**

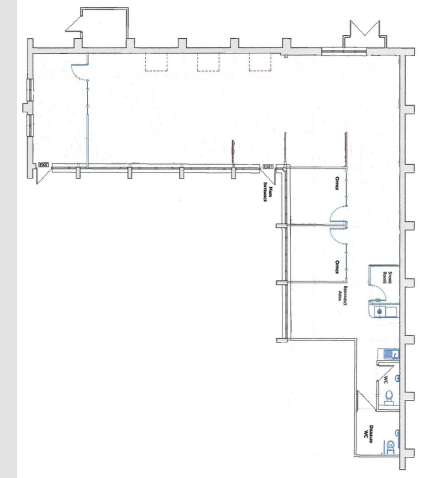
---

# Unit 1 Stonemasons Court, Cemetery Pales, Brookwood, Woking GU24 0BL

## DESCRIPTION

The available offices comprise a self contained wing of this single storey building comprising 1,893 sq ft with excellent on site parking and a short walk to Brookwood mainline train station. The office are fitted to include open plan offices, two individual offices, a meeting room, reception and a kitchen breakout area.

- ✓ Courtyard offices in an attractive setting
- ✓ 3 miles west of Woking town centre
- ✓ Excellent car parking -12 spaces (1:158 sq ft)
- ✓ Ground source heat pump provides heating and cooling
- ✓ Perimeter and underfloor cable trunking
- ✓ EPC B 36
- ✓ Landscaped grounds
- ✓ Underfloor heating and cooling



## ACCOMMODATION

Net Internal Area	sq ft	sq m
<b>Total</b>	<b>1,893</b>	<b>176</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

RV (2023): £38,750

Payable (2023/24) : £19,336.25 per annum based on the small business multiplier of 49.9p in the £

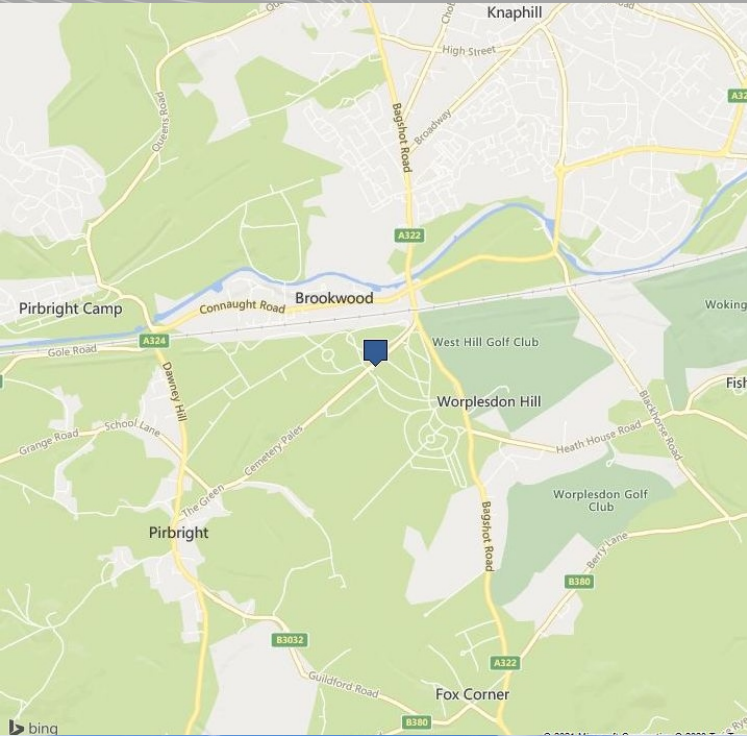
## TERMS

A new lease is available for a term to be agreed at a rent of £45,000 per annum exclusive.

**EPC** EPC Rating: B (36)



# Unit 1 Stonemasons Court, Cemetery Pales, Brookwood, Woking GU24 0BL



## LOCATION

The property is located 3 miles west of Woking town centre, close to the A322 Bagshot Road which leads to Guildford and the M3 (J3). Brookwood mainline train station provides direct services to Woking (5 minutes) & London Waterloo (43 minutes) and is just under 1 mile by road or a short walk (less than 0.5 mile) on footpaths across Brookwood cemetery.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Tim Shaw**  
01483 446711  
tgshaw@lsh.co.uk

**Will Farrer**  
07729 074367  
wfarrer@lsh.co.uk

 **CURCHOD&CO**

**Mr Richard Newsam**  
01932 823 610  
rnewsam@curchodandco.com

**lsh.co.uk**

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 05-Jun-2023