



Second Floor, Optichrome House

98-102 Maybury Road, Woking, GU21 5HX

Second floor office suite

3,155 sq ft

(293.11 sq m)

- Inclusive rent
- 10 car parking spaces
- Short walking distance to Woking railway station
- Close to Woking town centre

Summary

Available Size	3,155 sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

The subject office premises is located on the second floor level. Internally, the office consists of a substantially open plan office, with 3 partitioned meeting rooms (one of these being a board room).

Additional benefits include: a high car-parking ratio, comfort cooling and heating, perimeter trunking, a private kitchenette, plug-and-play capability, and the office space being carpeted throughout.

Location

The subject office suite is located in central Woking on Maybury Road, accessible by car or located a short distance away (approximately 0.5 miles) from Woking Train Station and Woking Town Centre. Woking Train Station offers a direct service to London Waterloo with the quickest journey time being approximately 22 minutes.

Accommodation

The accommodation comprises the following area:

Name	sq ft	sq m	Availability
2nd	3,155	293.11	Available

Terms

Available on a new lease for a term to be agreed.

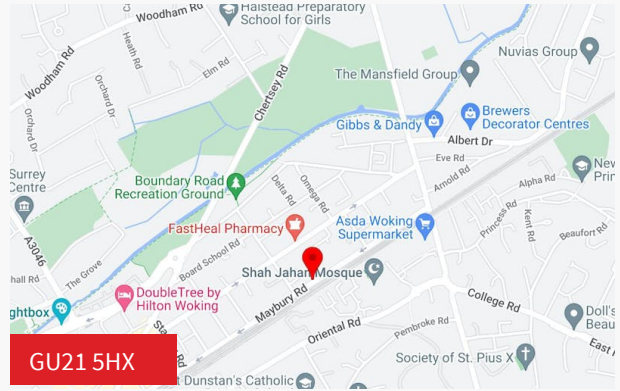
The rent is inclusive of: rent, business rates, service charge, building insurance and utilities. VAT will be payable on the rent.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for their own legal costs incurred in the transaction. VAT may be charged at the prevailing rate.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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