



One Crown Square

Woking, GU21 6HR

High quality town centre offices

1,782 sq ft
(165.55 sq m)

- Comfort cooling and perimeter trunking
- Suspended ceilings with LED lighting
- Shower room, WC's and kitchenette
- Meeting room
- Excellent natural light
- Manned reception
- Bicycle storage
- On site Cafe

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Summary

Available Size	1,782 sq ft
Rent	Rent on application
Rates Payable	£18,587.75 per annum
Rateable Value	£37,250
Service Charge	£10 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

Description

Suite 1 at One Crown Square provides high quality office accommodation over ground and first floors, offering a professional and modern working environment in the heart of Woking town centre. The premises benefit from excellent natural light and a comprehensive specification suited to a variety of occupiers. The premises are available from September 2025 and can be include a full fit-out if required.

Location

One Crown Square occupies a prominent position in Woking town centre, just a short walk (approx. 3 minutes) from Woking train station, which offers direct services to London Waterloo in around 25 minutes. The property also benefits from excellent road connectivity, with Junction 11 of the M25 nearby, and London Heathrow Airport approximately 17 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Ground - Offices	1,274	118.36	roa
1st - Office	508	47.19	roa

Terms

Available via a new effectively full repairing and insuring lease direct with the Landlord, subject to a mutual break in September 2027.

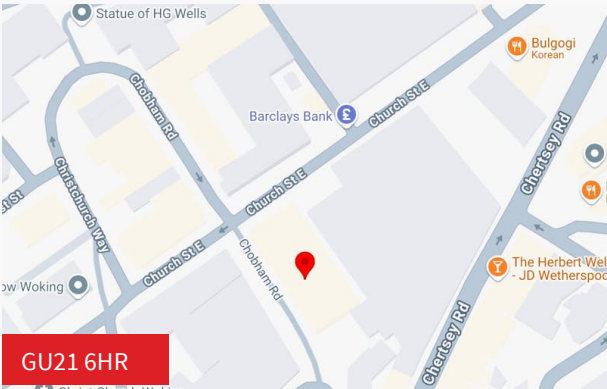
Anti Money Laundering

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 side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



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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