

**MODERN DETACHED OFFICE BUILDING
WITH PARKING
423 SQ.FT. (39.3 SQ.M.) +
Archive Storage 382 sq.ft. (35.5 sq.m.)**



R/O 34, High Street, Old Woking, Surrey GU22 9ER

LOCATION:

Close to local facilities in Woking and Kingfield and within 2 miles of more comprehensive retail, leisure and travel facilities in Woking Town Centre.

The self-contained premises are positioned in a quiet location behind an attractive listed office building.

DESCRIPTION:

A detached single-storey purpose built office building with delightful rendered elevations beneath pitched and slated roof slopes.

Having been occupied for the last 5 years by electrical contractors the building offers attractive accommodation suitable for many types of business and has the following amenities.

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- As new finish throughout
- Carpeted
- Double Glazed
- Recessed spotlights in ceilings
- Thermostatically controlled Dimplex Heaters
- Separate Male and Female toilet facilities
- Kitchenette
- Alarm System
- Good provision of power sockets and telephone points.
- Useful storage space in loft with natural light and electric light (almost 100 sq.ft. over 1.5m high)

4 On-site parking spaces adjacent the building

BUSINESS RATES:

The VOA website provides the following information:

Description : Offices and Premises
Rateable Value : £3,900

NOTE: Small business rates relief should be available for most occupiers thereby bringing a substantial reduction in rates payable.

LEASE TERMS:

The premises are available on a medium term full repairing and insuring lease at a rent of £8,500 per annum plus VAT exclusive of rates and subject to other terms to be agreed.

VIEWING:

Strictly by appointment with the Sole Agents **RICHARD DAVEY ASSOCIATES. Tel: (01483) 730060**

ENERGY PERFORMANCE CERTIFICATE (EPC) -NOT REQUIRED AS LESS THAN 50 SQ.M.

SUBJECT TO CONTRACT

Ref: 428/04

These particulars do not constitute, or form part of, an offer or contract. Whilst the information given is believed to be correct it is not guaranteed and interested parties must satisfy themselves with respect to all information provided. Prices and rents are subject to V.A.T. where applicable.