

**TO LET
OFFICE BUILDING
(With Generous Parking)
810 sq.ft.**



Quadrant House, 152 High Street, Old Woking, Surrey GU22 9JH

LOCATION:

Prominently located in the High Street close to its junction with Broadmead Road which leads to the A3 at Ripley/Clandon. Local facilities exist along the High Street and in Send. More comprehensive facilities are to be found in Woking Town Centre approximately 2½ miles to the north.

DESCRIPTION:

A character 2-storey office building offering a good mix of open plan space with smaller private office areas on both floors.

Facilities include:

- Entrance Hall with Reception Office
- Generous on-site car parking at the rear
- Central heating
- Partial double glazing

2/Continued...

- 2 W.C's
- Visitors Waiting Room

TERMS:

Available on flexible lease terms at the rent of £12,000 per annum exclusive

BUSINESS RATES:

The VOA Website shows a Rateable Value of £7,100. Based on current multipliers we calculate the Rates payable for the year April 2010 to March 2011 to be circa £1,764 after allowance for the benefit of Small Business Rates Relief (if applicable). Intending tenants should have this confirmed in writing by the Local Rating Authority prior to lease commitment.



LEGAL COSTS:

Each party to pay their own legal costs in the transaction.

VIEWING:

Strictly by appointment with the Sole Agents
RICHARD DAVEY ASSOCIATES
Telephone: (01483) 730080

ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING D (78)

SUBJECT TO CONTRACT

Ref. 625/10

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.

