

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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TO LET

OFFICE – 12,198 - 64,456 SQ FT (1,133.19 - 5,987.96 SQ M)

Quadrant Court, 35 Guildford Road, Woking, Surrey, GU22 7QQ

DESCRIPTION

Quadrant Court occupies a prominent position on the A320 Guildford Road with the main building entrance on the corner of York Road. The property provides a rare opportunity for a self-contained headquarters office with 195 car parking spaces. The building provides air conditioned offices with the benefit of an existing fit out, over ground and three upper floors and is located close to the town centre with its wealth of retail and food & beverage amenities including Victoria Place and the popular Market Walk food stalls.

LOCATION

Quadrant Court is prominently located on the A320 Guildford Road with the main entrance located on the corner with York Road. It's a short walk (approx. 7 minutes) Woking train station (with fast & frequent service to London Waterloo) and approx. 5.5 miles to junction 11 of M25 and approx. 4.5 miles to the A3.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	15,054	1,398.52
1st Floor	17,758	1,649.72
2nd Floor	19,446	1,806.53
3rd Floor	12,198	1,133.19
TOTAL	64,456	5,987.96

AMENITIES / OPPORTUNITY

- Modern offices with parking
- Edge of town centre & a short walk to train station
- Air conditioning
- Floor boxes
- EPC - C (64)

RENT

£25.00 Per sq ft

RATES

Rateable Value (2026) - £1,560,000
 Rates Payable (2026/27) - £792,480 based on multiplier of 50.8p in the £

VAT

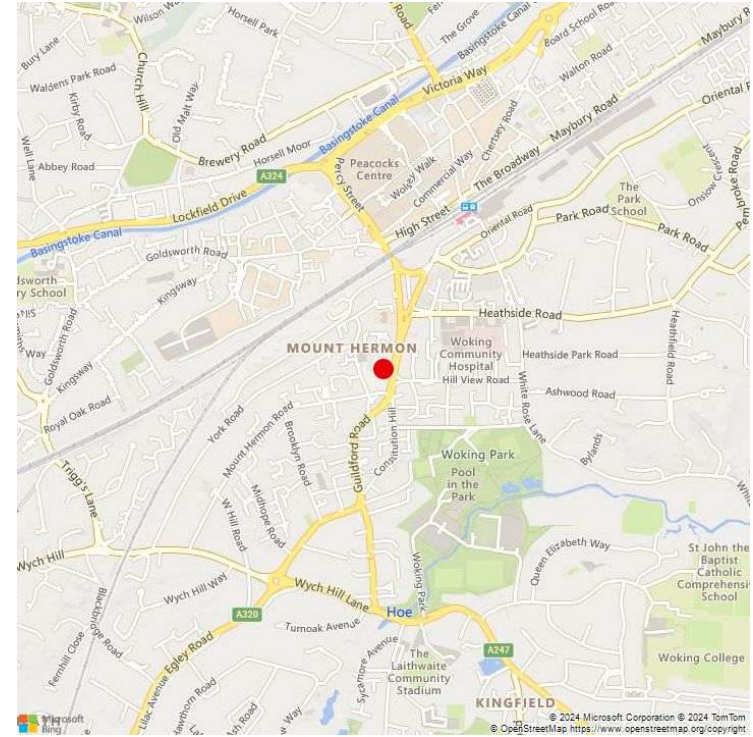
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS –

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