

TO LET

1st Floor Offices with Plug and Play potential



Woking - Office

2,078 sq ft (193.05 sq m) NIA



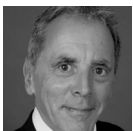
1st Floor Mistral House, 95 Maybury Road, Woking, GU21 5JL

For viewing and further information contact:



Clare Charrett

01483 723344
clare.charrett@hurstwarne.co.uk



Peter Richards

01483 723344
07803 078011
peter.richards@hurstwarne.co.uk

Key Benefits

- Easy walking distance to Station
- Excellent level of refurbishment
- Air conditioning
- LED lighting
- Raised floors
- Shower

1st Floor Mistral House, 95 Maybury Road, Woking, GU21 5JL

Description

The accommodation comprises the first floor of this two storey building on the outskirts of Woking town centre. To the rear is a barrier controlled private car park where 4 spaces will be allocated to the first floor tenant.

The space comprise 2 offices, a large meeting room, and open plan accommodation, together with a self-contained kitchen at the rear.

Location

The property is situated on Maybury Road at its junction with North Road, and is easily accessible from both the town centre and Sheerwater/Maybury.

The town centre is less than 10 minutes walk from the subject property with all of the shopping facilities, together with the mainline station with its fast and frequent rail service to London (Waterloo) with a journey time of approximately 24 minutes.

There is also a coach link from the station to Heathrow Airport.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
1st - Main office area	2,006	186.36
Ancillary - Kitchen	72	6.69
Total	2,078	193.05

Specification

The offices are fitted out to an excellent specification with the following amenities:-

- Air conditioning
- Raised floors
- Double glazed windows with additional secondary glazing
- Good height suspended ceilings
- LED lighting
- Kitchen
- WCs, disabled WC and shower in communal area
- Display seating area outside office
- 4 on site car parking spaces

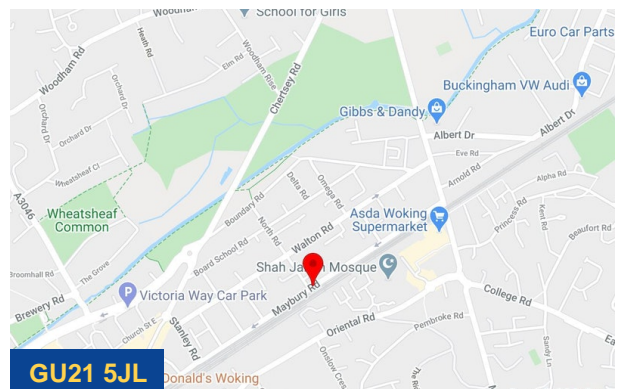
Viewings

Strictly by appointment via sole agents, Hurst Warne

Clare Charrett / Peter Richards - 01483 723344

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed.



Summary

Available Size	2,078 sq ft
Rent	£26.50 per sq ft
Rates Payable	£8.76 per sq ft
Rateable Value	£36,500
EPC Rating	Upon Enquiry

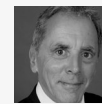
Viewing & Further Information



Clare Charrett

01483 723344

clare.charrett@hurstwarne.co.uk



Peter Richards

01483 723344 | 07803 078011

peter.richards@hurstwarne.co.uk



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable. Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialeasecode.co.uk Generated on 27/08/2020



Our Farnborough, Woking, Guildford, Leatherhead & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

The Hub, Fowler Avenue,
Farnborough Business Park,
Farnborough GU14 7JF
01252 816061
farnborough@hurstwarne.co.uk

41 Chobham Road, Woking,
Surrey GU21 6JD
01483 723344
woking@hurstwarne.co.uk

Chapel House, 1-3 Chapel
Street, Guildford,
Surrey GU1 3UH
01483 388800
guildford@hurstwarne.co.uk

323 Kingston Road,
Leatherhead,
Surrey KT22 7TU
01372 360190
leatherhead@hurstwarne.co.uk

Abbey House, 25 Clarendon
Road, Redhill, Surrey RH1
1QZ
01737 852222
redhill@hurstwarne.co.uk



Our Farnborough, Woking, Guildford, Leatherhead & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

The Hub, Fowler Avenue,
Farnborough Business Park,
Farnborough GU14 7JF
01252 816061
farnborough@hurstwarne.co.uk

41 Chobham Road, Woking,
Surrey GU21 6JD
01483 723344
woking@hurstwarne.co.uk

Chapel House, 1-3 Chapel
Street, Guildford,
Surrey GU1 3UH
01483 388800
guildford@hurstwarne.co.uk

323 Kingston Road,
Leatherhead,
Surrey KT22 7TU
01372 360190
leatherhead@hurstwarne.co.uk

Abbey House, 25 Clarendon
Road, Redhill, Surrey RH1
1QZ
01737 852222
redhill@hurstwarne.co.uk