

## WOKING 8

FORSYTH ROAD | SHEERWATER | WOKING  
GU21 5SB



**HIGH QUALITY 2-STOREY UNITS - SUITABLE FOR  
CLASS E & B2 USES**

TO LET - 3,852 TO 11,653 SQ FT (357.86 TO 1,082.60 SQ M)

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hurstwarne.co.uk

### KEY BENEFITS



- Class E and General Industrial (B2) uses
- Fully refurbished
- 13 parking space per unit
- WCs and showers on each floor
- Full access raised floors
- LED lighting
- VRF Air conditioning
- EV charging

### LOCATION



Woking 8 is located in Sheerwater, approximately 1.5 miles east of Woking town centre, thus providing excellent road access to the M25 with junctions 10 and 11 less than 7 and 5 miles distant respectively.

Woking station provides a fast and frequent mainline service to London (Waterloo) with a journey time of 27 minutes and over 10 trains per hour at peak times.



### DESCRIPTION



Woking 8 comprises a high quality office development of 8 two-storey office units.

The scheme has been comprehensively refurbished, and provides a variety of size units currently. Units 6, 7 and 8 can be combined to create a larger space if required.

The units benefit from Class E use, together with B2 (general industrial).



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## SUMMARY

- Rent: £24.50 per sq ft plus VAT.
- Available Size: 3,852 to 11,653 sq ft
- Rates Payable: For information please visit Valuation Office Agency - [www.voa.gov.uk](http://www.voa.gov.uk)
- EPC: B (41)



## TERMS

Available immediately by way of new full repairing and insuring leases.

## VIEWINGS & INFORMATION



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## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - 6	3,852	357.86	Available
Unit - 7	3,902	362.51	Available
Unit - 8	3,899	362.23	Available
<b>TOTAL</b>	<b>11,653</b>	<b>1,082.60</b>	

Floor areas are approximate NIA

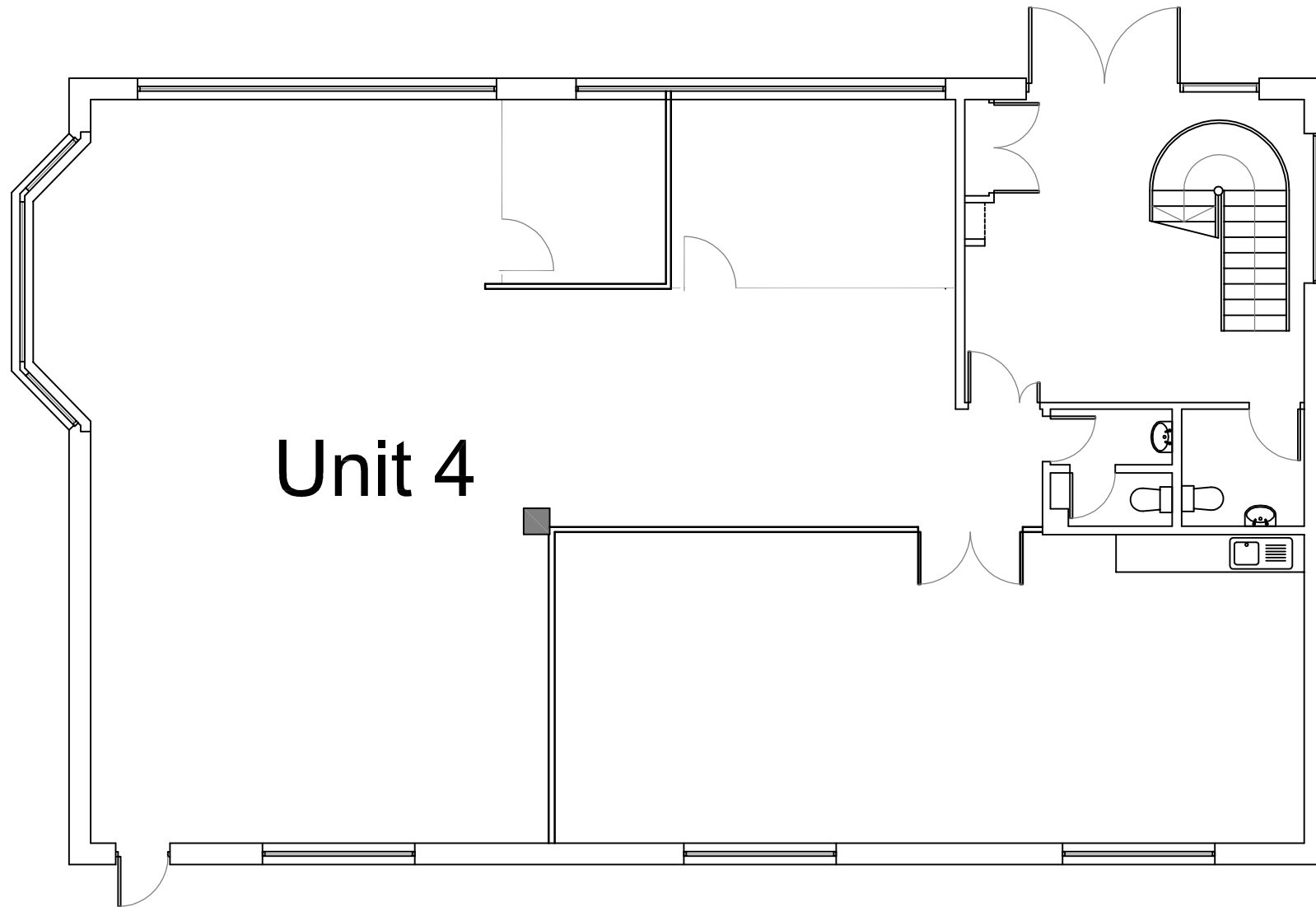
**SUBJECT TO CONTRACT** Prices & rentals are subject to VAT where applicable.

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.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

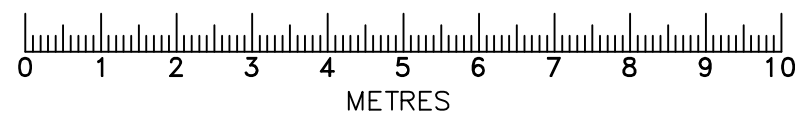


OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25



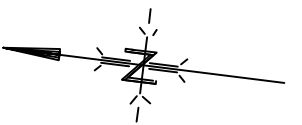


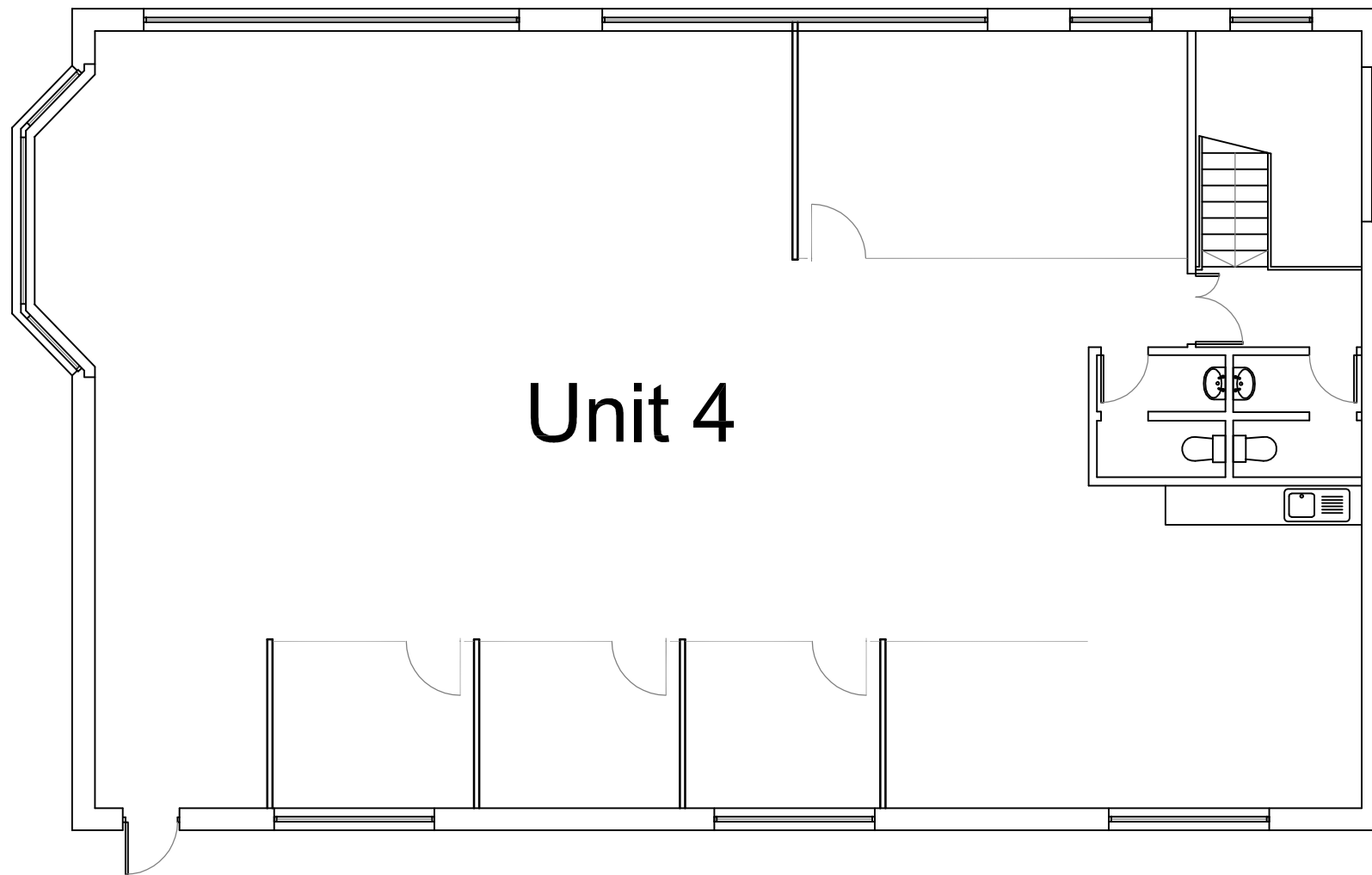
Ground Floor Plan



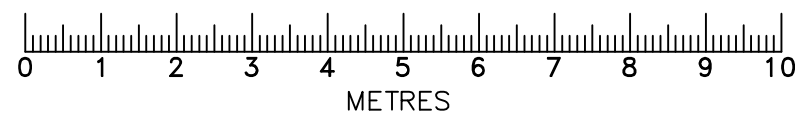
Scale 1:100 @ A3  
April 2015

Unit 4  
Woking 8  
Forsyth Road  
Woking  
GU21 5SB



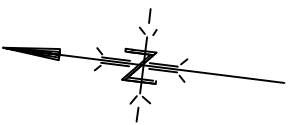


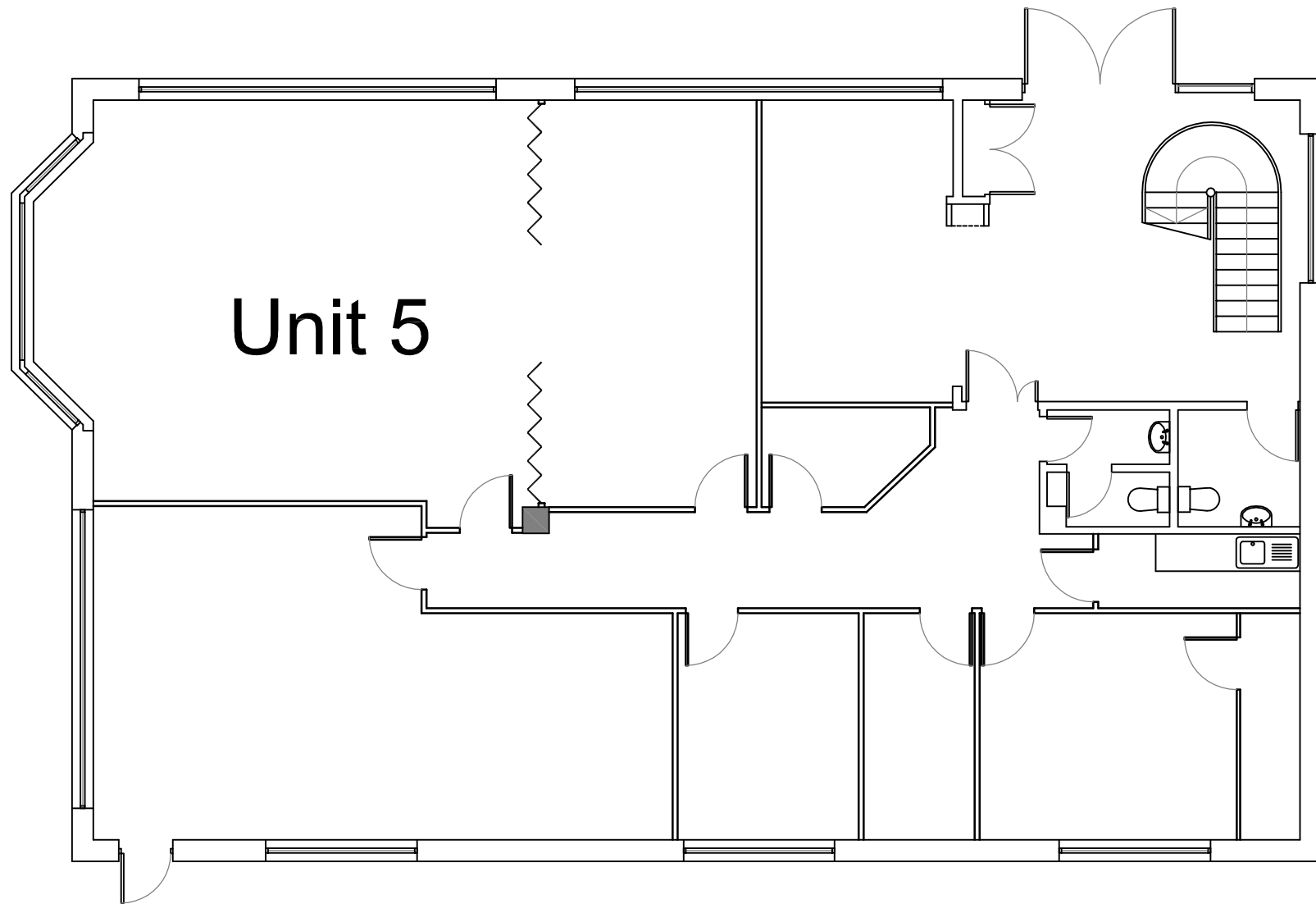
First Floor Plan



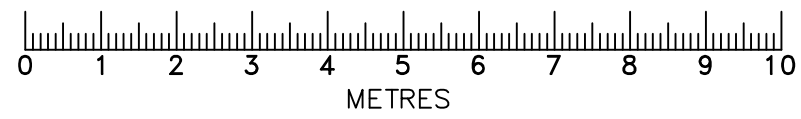
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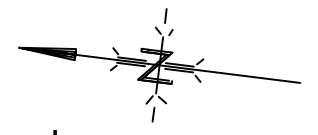


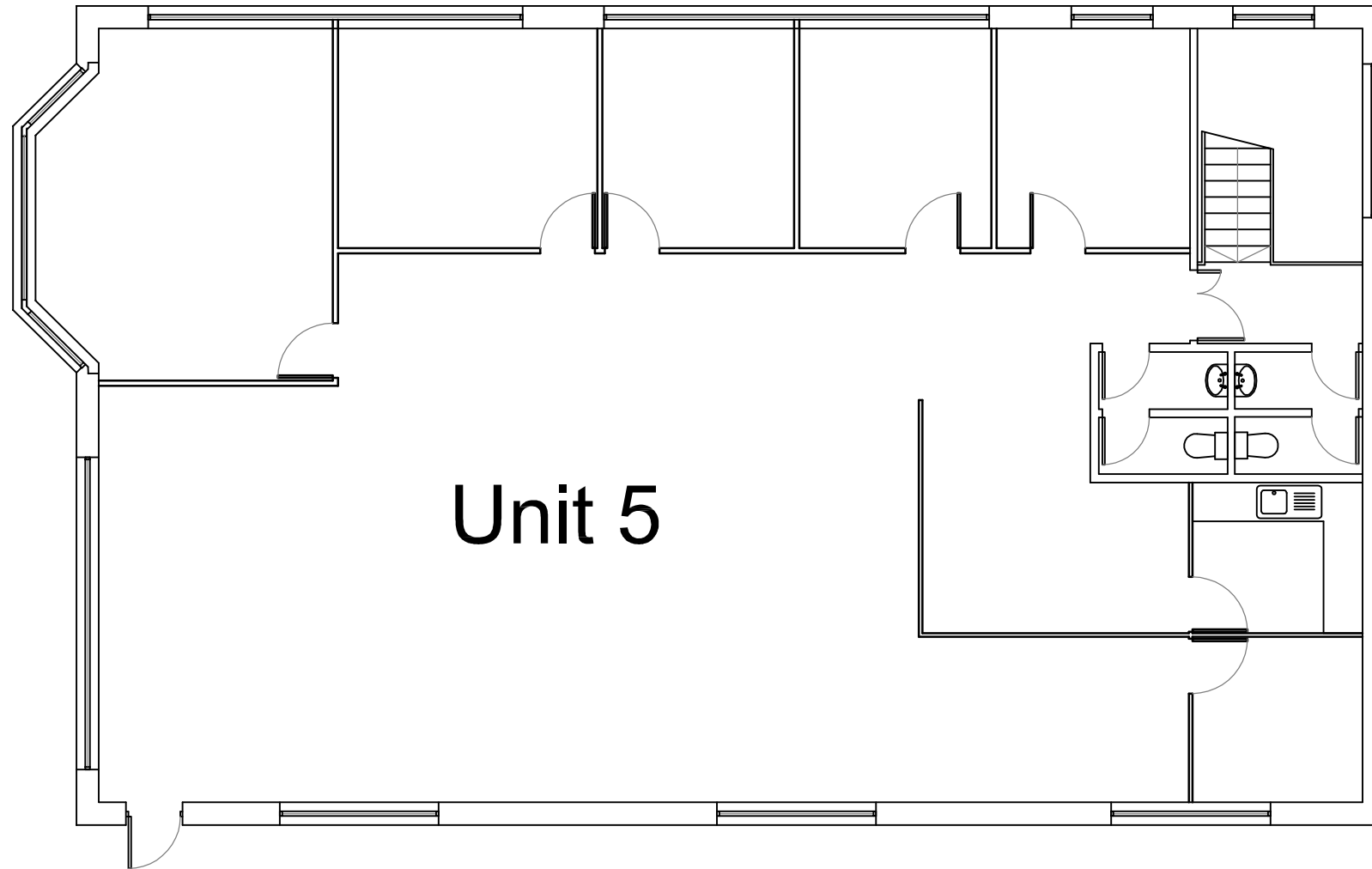
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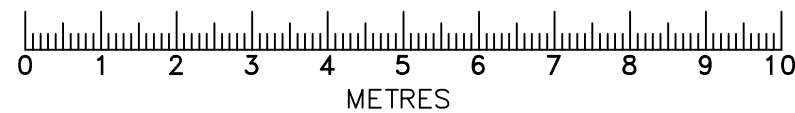
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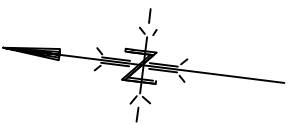


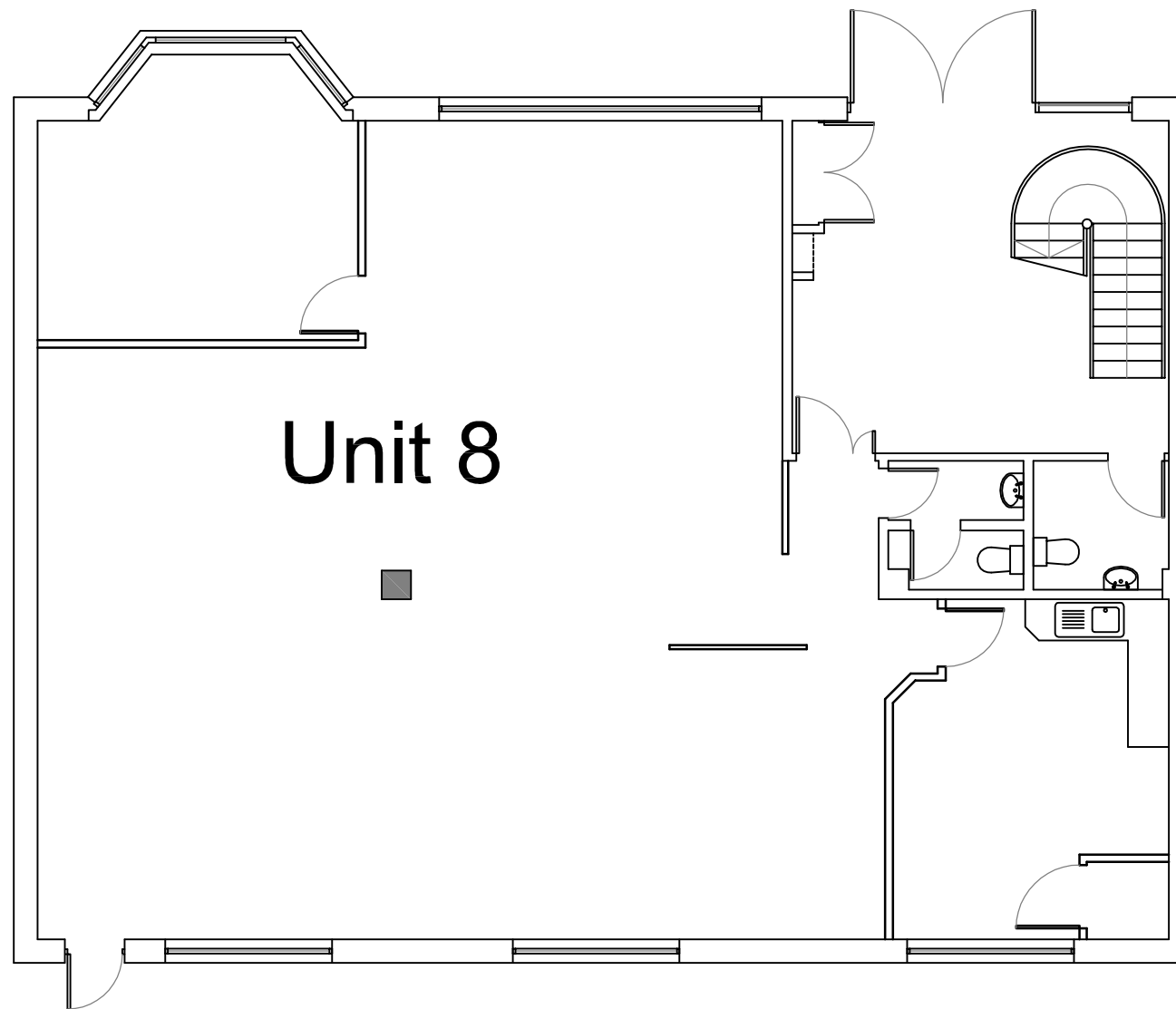
First Floor Plan



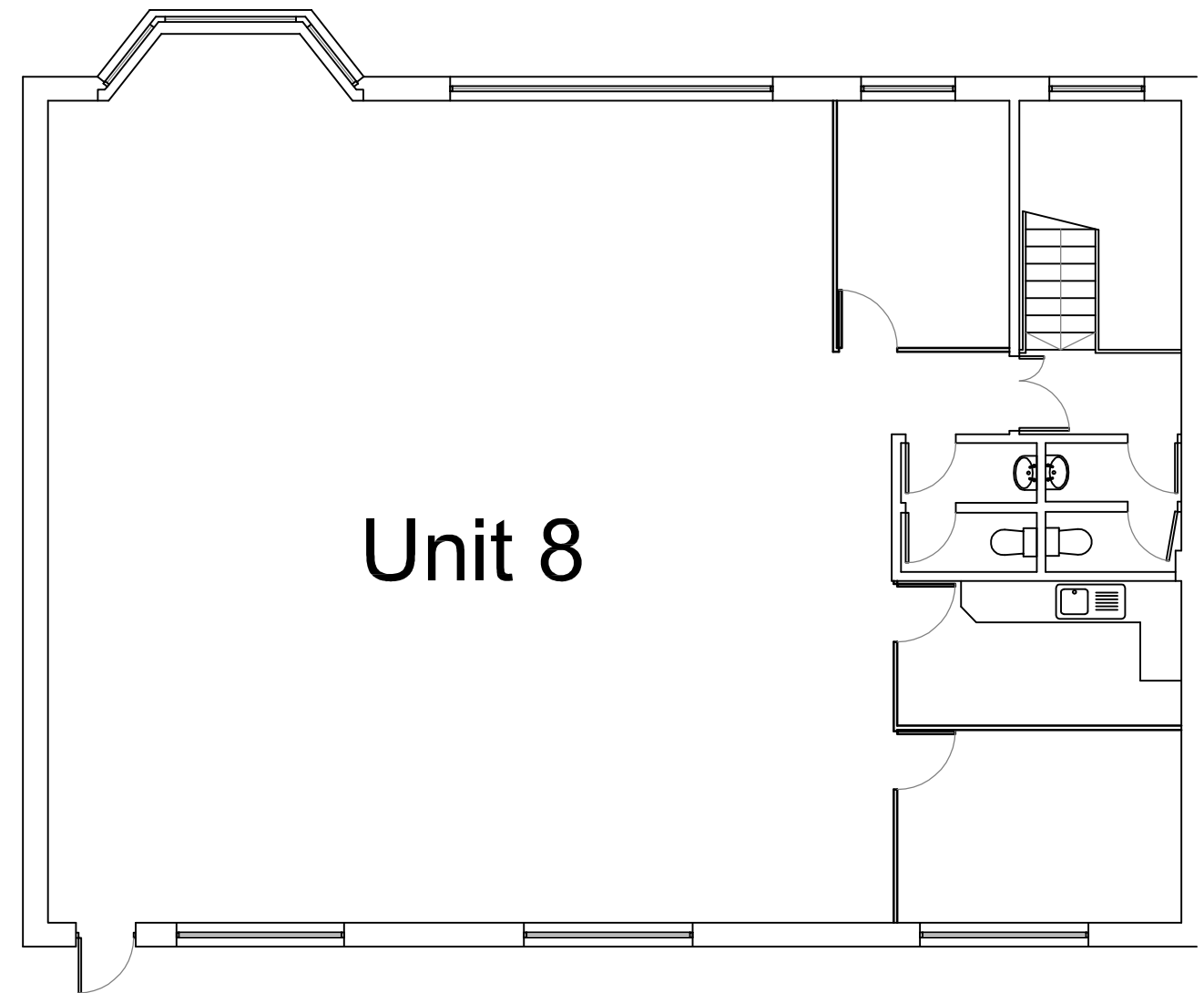
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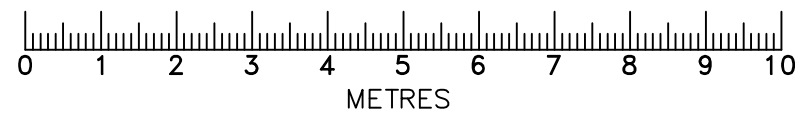




Ground Floor Plan



First Floor Plan



Scale 1:100 @ A3  
April 2015

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