



**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

OFFICE – 4,016 SQ FT (SQ M)

Unit 1, Woking 8, Forsyth Road, Woking, Surrey, GU21 5SB

Rent | High quality two storey self contained office unit with parking - suitable for Class E use

DESCRIPTION

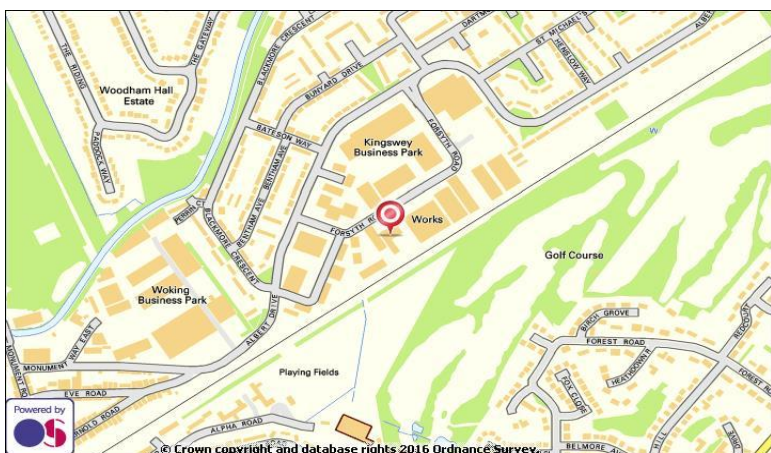
Unit 1 at Woking 8 provides high quality office accommodation with an excellent provision of car parking. The self contained, two storey unit is offered on an open plan Cat A basis with the benefit of kitchenette, WCs & shower on each floor, ready for an occupier to undertake their own fit out. The unit has the use of 14 car parking spaces.

LOCATION

Woking 8 is located approx. 1.5 miles to the east of the town centre in Sheerwater, Woking main out of town business location & provides quick & easy access to the motorway network with J10 & J11 of the M25 less than 7 & 5 miles away respectively. Woking train station provides direct services to London Waterloo with a fastest journey time of 27 minutes & over 10 trains an hour at peak times.

ACCOMMODATION (NET INTERNAL AREA)

UNIT 1	SQ FT	SQ M
TOTAL (Inc Reception)	4,016	373.10



AMENITIES / OPPORTUNITY

- VRF air conditioning
- Suspended ceiling with recessed LED lighting
- Full access raised floors
- Kitchen on each floor
- WCs & shower facilities on each floor
- 14 car parking spaces
- EPC - B

RENT

£23.50 per sq ft

RATES

Rateable Value (2026) £74,500
Rates payable 2025/26 £35,760

For information please visit the Valuation Office Agency - www.voa.gov.uk

VAT

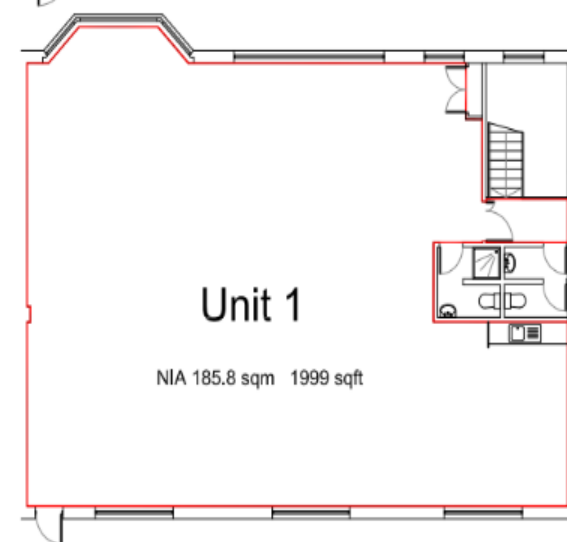
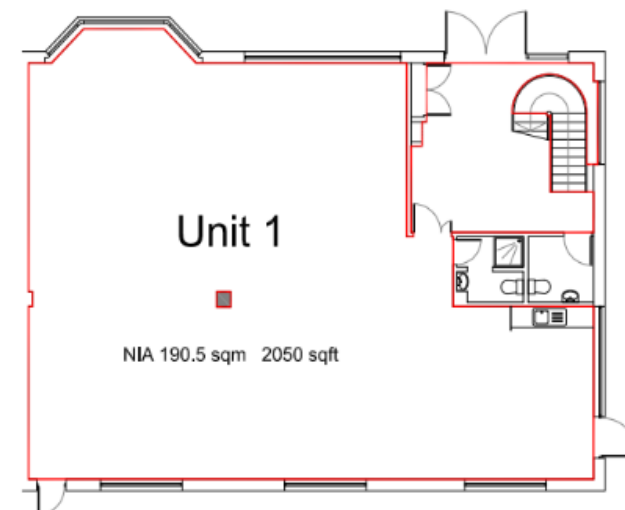
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



First Floor Plan

VIEWINGS –

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