

GOOD QUALITY FITTED OFFICES WITH PARKING TO LET

**858 / 1,305 / 1,889 / 3,570 sq ft
(79.7 / 121.2 / 175.5 / 331.7 sq m)**



1ST & 2ND FLOORS, KINGSWAY HOUSE, 123/125 GOLDSWORTH ROAD, WOKING, GU21 6LR

- Up To 5 Year Term Certain
- Power And Data Cabling
- Some Partitioning
- Skirting Trunking
- 11 Min Walk To Woking Station
- Up To 13 Parking Spaces
- Close To Woking Town Centre
- Ventilation & Some Cooling
- EPC Rating - D (88)

LOCATION

Kingsway House occupies a prominent position close to the town centre, in Goldsworth Road, close to Morrisons (just 2 minutes walk) and next to Majestic. The location provides easy access to all town centre amenities including Woking mainline railway station (just 11 minutes walk) which provides fast and frequent services to London Waterloo (approx. 25 minutes journey time). Road links are also excellent, Woking town centre being approximately 5 miles distant from Junction 10 of the M25, and approximately 7 miles from Junction 3 of the M3.

DESCRIPTION

Kingsway House is a good quality office building which underwent a comprehensive refurbishment program in approx. 2012. The building provides good quality office space, toilet facilities on each floor (plus a shower on the first floor) and private on site car parking where up to 13 private spaces are provided. The specification of the refurbishment also included some comfort cooling/ventilation, some underfloor trunking in the screed, skirting trunking throughout and new suspended ceilings with LG7 lighting.

The previous occupiers have installed high quality fully glazed partitioning on the first floor front to create a meeting room (with additional air conditioning) and 3 private offices plus an open plan central area. The other first and second floor office areas are open plan. Voice and data cabling is also provided which goes back to an existing patch panel/rack.

The whole of the first floor can be combined to provide 1,889 sq ft, the second floor offices are not linked and the first and second floor rear offices could be combined to provide 858 sq ft.

| | | | |
|--------------|-------------------------------------|--------------------|-------------------|
| AREAS | First Floor Front | 1,407 sq ft | 130.7 sq m |
| | First Floor Rear | 482 sq ft | 44.8 sq m |
| | Second Floor Front | 1,305 sq ft | 121.2 sq m |
| | Second Floor Rear | 376 sq ft | 35.0 sq m |
| | Total Approximate Floor Area | 3,570 sq ft | 331.7 sq m |

The above areas have been calculated in a net internal basis from measurements taken on-site.

LEASE

The offices are available on a new internal repairing and decorating lease/leases as a whole or in self-contained suites from 858 sq ft upwards, for a term of up to approx. 5 years directly from the landlords. Flexible lease terms will be considered. The lease/leases will be subject to a fully recoverable service charge, further details are available from the sole agents.

RENT

The quoting rent starts at £22.50 per sq ft per annum exclusive for the whole, or floors are available from £25.00 per sq ft per annum exclusive, further details are available from the sole agents.

BUSINESS RATES

We have been advised by Woking Borough Council that the whole premises have a rateable value of £70,500. The current rate in the £ is 51.2p which would equate to a rates payable figure for the year April 21/April 22 of approximately £7.00 per sq ft overall. A sensible guide might be £7.50 per sq ft for the year April 21/22.

POSSESSION AND VIEWING

The offices are available straight away. Arrangements to look at the property can be made by contacting the sole agents;

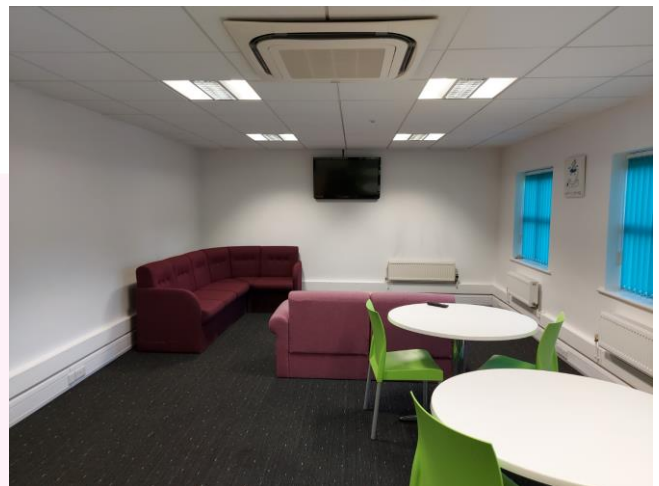


e mail: nigel.dickason@dbre.co.uk
07958 651566

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

QUALITY OFFICES TO LET – AVAILABLE NOW



KINGSWAY HOUSE, WOKING

GOOD QUALITY FITTED OFFICES WITH PARKING

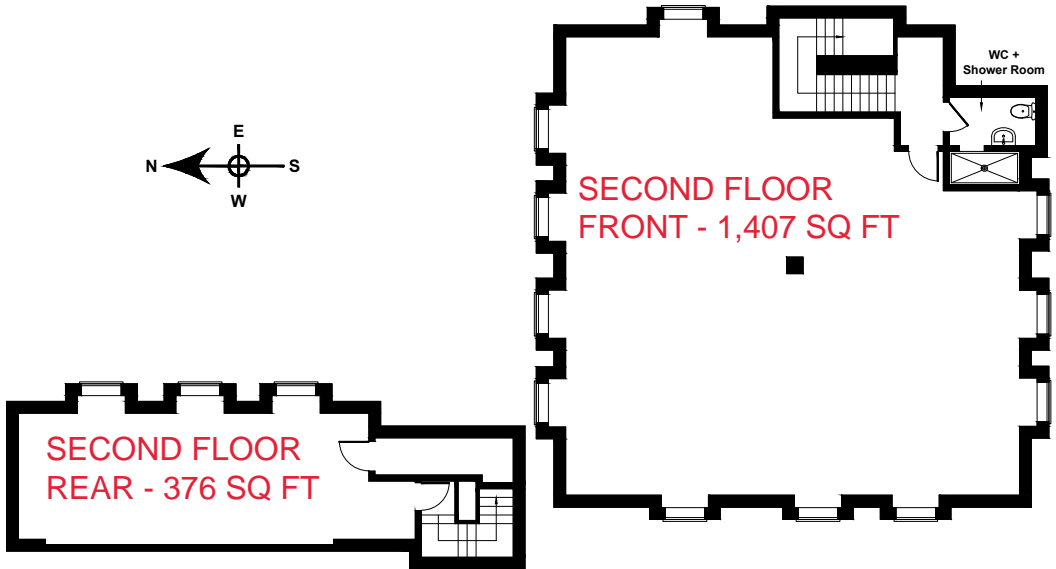
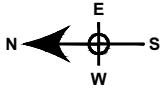
AVAILABILITY – FEB 22

| | | | |
|----|---|-------------|------------|
| 1. | First Floor Front Only | 1,407 sq ft | 130.7 sq m |
| 2. | First Floor Front & Rear Only | 1,889 sq ft | 175.5 sq m |
| 3. | Second Floor Front Only | 1,305 sq ft | 121.2 sq m |
| 4. | First & Second Floor Front Only | 2,712 sq ft | 251.9 sq m |
| 5. | First & Second Floor Front Plus First Floor Rear Only | 3,194 sq ft | 296.7 sq m |
| 6. | First & Second Floor Rear Only | 858 sq ft | 79.8 sq m |
| 7. | First & Second Floors In Total | 3,570 sq ft | 331.7 sq m |

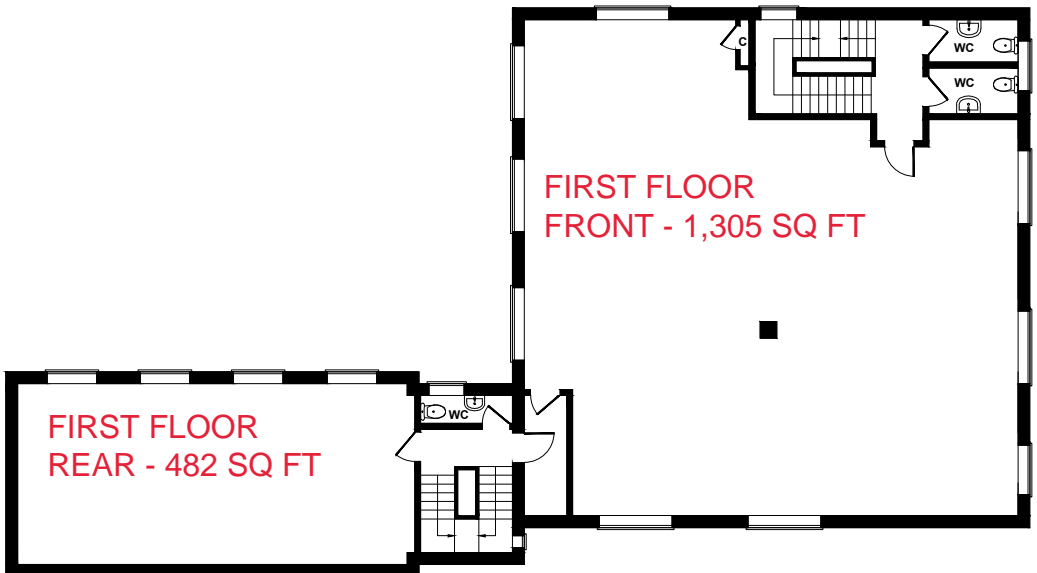
**KINGSWAY HOUSE, 123-125 GOLDSWORTH ROAD,
WOKING, GU21 6LR**

Kingsway House, Woking

Approximate Gross Internal Area
4184 sq ft - 389 sq m



SECOND FLOOR



FIRST FLOOR