

COMMERCIAL PROPERTY

TOWN CENTRE OFFICES

TO LET

614 SQ FT – 1,632 SQ FT

July 09



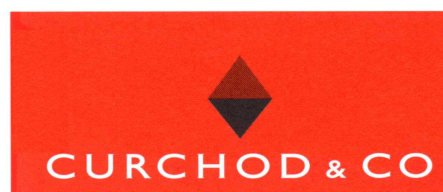
**9 POOLE ROAD, WOKING, SURREY,
GU21 1DY**

On behalf of Woking Borough Council


www.curchodandco.com

Telephone: 01932 823614 Fax: 01932 854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

<p>Location:</p>	<p>Rates:</p>												
<p>Woking is situated approximately 30 miles southwest of central London and 6 miles north of Guildford. Junction 11 of the M25 motorway is approximately 5 miles distant affording quick and easy access to the national motorway network and Heathrow and Gatwick airports.</p> <p>The subject premises are situated on Poole Road a few hundred yards from the town centre and Woking British Rail main line station which provides a fast and frequent service to London Waterloo with a fastest journey time of approximately 27 minutes.</p>	<p>We have been verbally informed by Woking Borough Council that the property has the following Rateable Value:</p> <p>Rateable Value: £14,000 Rates Payable: £ 6,790 UBR (2009/2010): £0.485</p>												
<p>Description:</p>	<p>Terms: (Subject to Contract)</p>												
<p>The premises comprises of a self-contained office building over ground and first floors. The accommodation provides a mixture of open plan and cellular offices.</p> <p>The offices benefit from separate male and female toilets and on site parking.</p>	<p>The premise are available as a whole or on a floor by floor basis on terms to be agreed.</p>												
<p>Accommodation:</p>	<p>Legal Costs / VAT:</p>												
<p>The property has been measured on a net internal basis with approximate floor areas as follows:-</p> <table border="0" data-bbox="135 1254 766 1456"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>1,018</td> <td>94.62</td> </tr> <tr> <td>First Floor</td> <td>614</td> <td>57.04</td> </tr> <tr> <td>Total</td> <td>1,632</td> <td>151.65</td> </tr> </tbody> </table>		sq ft	sq m	Ground Floor	1,018	94.62	First Floor	614	57.04	Total	1,632	151.65	<p>The prospective tenant to be responsible for the landlord's reasonable legal fees incurred in this transaction.</p> <p>All prices are quoted exclusive of VAT which may be charged.</p>
	sq ft	sq m											
Ground Floor	1,018	94.62											
First Floor	614	57.04											
Total	1,632	151.65											
<p>Rent:</p>	<p>Viewing & Further Information:</p>												
<p>£14.00 per sq ft per annum exclusive payable quarterly in advance.</p>	<p>Strictly by prior appointment through sole agents Curchod & Co contact Richard Newsam or Dave Gawne.</p> <div data-bbox="949 1615 1391 1904" style="text-align: center;">  <p>CURCHOD & CO 01932 823614 www.curchodandco.com</p> </div> <p>rnewsam@curchodandco.com dgawne@curchodandco.com</p>												

SUBJECT TO CONTRACT