

COMMERCIAL PROPERTY

# FIRST FLOOR OFFICES

## TO LET

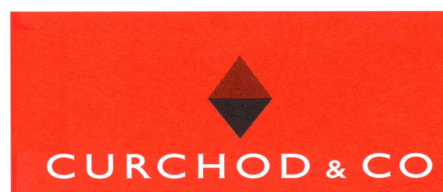
640 SQ FT – 2,965 SQ FT




**90-92 HIGH STREET, HORSELL, WOKING,  
SURREY, GU21 4SZ**

Telephone: 01932 823614 Fax: 01932854370

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

<b>Location:</b>	<b>Terms: (Subject to Contract)</b>						
<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>Horsell village is approximately 1.5 miles North West of Woking Town centre. The premises are situated on the High Street.</p>	<p>The premises are available by way of a new full repairing and insuring lease for a term to be agreed.</p> <p><b>Rent:</b></p> <p>Upon application.</p> <p><b>Rates:</b></p> <p>Rateable Value: £ 23,500</p> <p>Rates Payable: £11,397.50</p> <p>UBR: £0.485 (2009/2010)</p>						
<b>The Premises:</b>	<b>Legal Costs / VAT:</b>						
<p>The premises comprises of self-contained offices at first floor level, the offices are available as a whole or consideration will be given to splitting the floor in to smaller suites from 640 sq ft.</p> <p>The offices benefit from separate male and female washrooms and on site parking.</p>	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>						
<b>Accommodation:</b>	<b>Viewing &amp; Further Information:</b>						
<p>The property has been measured on a net internal basis with approximate floor areas as follows:-</p> <table border="1" data-bbox="135 1568 810 1888"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>First Floor</td> <td>2,965</td> <td>275.46</td> </tr> </tbody> </table>		sq ft	sq m	First Floor	2,965	275.46	<p>Strictly by prior appointment through sole agents Curchod &amp; Co contact Richard Newsam or David Gawne.</p> <div data-bbox="925 1473 1417 1792" style="text-align: center;">  <p><b>CURCHOD &amp; CO</b></p> <p><b>01932 823614</b></p> <p><a href="http://www.curchodandco.com">www.curchodandco.com</a></p> </div> <p>newsam@curchodandco.com dgawne@curchodandco.com</p>
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**SUBJECT TO CONTRACT**