

COMMERCIAL PROPERTY

TOWN CENTRE OFFICES

April 09

TO LET

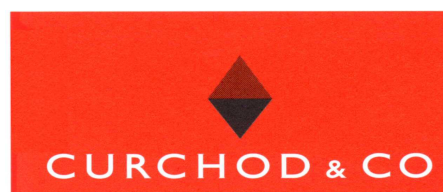
1,270 sq ft (117 sq m) to 9, 901 sq ft (919.74 sq m)



CAVENDISH HOUSE, 36-40 GOLDSWORTH ROAD, WOKING, SURREY, GU21 6JT

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

Location:	Amenities:																								
<p>Woking is situated approximately 30 miles south west of central London and 6 miles north of Guildford. Junction 11 of the M25 motorway is approximately 5 miles distant, providing easy access to the national motorway network and beyond.</p> <p>The property is situated on Goldsworth Road within a few hundred yards of the town centre and Woking British Rail mainline station which provides a fast and frequent service to London Waterloo with a fastest journey time of approximately 27 minutes.</p>	<p>A number of floors have been refurbished and benefit from new suspended ceilings with inset Cat II lighting, new carpets and re-decorations. The suites benefit from gas-fired central heating and on site parking.</p>																								
Description:	Rent:																								
<p>Cavendish House is a purpose built, self contained office building arranged over ground and three upper floors. Requirements can be accommodated in the building from 1,270 sq ft to 9,901 sq ft.</p>	<p>£17.50 per sq ft per annum exclusive.</p>																								
Floor areas:	Terms: (Subject to Contract)																								
<p>The property has been measured on the basis of net internal areas the approximate floor areas are as follows:-</p> <table border="1" data-bbox="137 1218 810 1666"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Right Hand Suite Ground Floor</td> <td>1,387</td> <td>128.85</td> </tr> <tr> <td>Left Hand Suite Ground Floor</td> <td>1,270</td> <td>117.90</td> </tr> <tr> <td>Left Hand Suite First Floor</td> <td>1,856</td> <td>172.43</td> </tr> <tr> <td>Left Hand Suite Second Floor</td> <td>1,856</td> <td>172.43</td> </tr> <tr> <td>Right Hand Suite Second Floor</td> <td>1,676</td> <td>155.70</td> </tr> <tr> <td>Left Hand Suite Third Floor</td> <td>1,856</td> <td>172.43</td> </tr> <tr> <td>Total</td> <td>9,901</td> <td>919.74</td> </tr> </tbody> </table>		sq ft	sq m	Right Hand Suite Ground Floor	1,387	128.85	Left Hand Suite Ground Floor	1,270	117.90	Left Hand Suite First Floor	1,856	172.43	Left Hand Suite Second Floor	1,856	172.43	Right Hand Suite Second Floor	1,676	155.70	Left Hand Suite Third Floor	1,856	172.43	Total	9,901	919.74	<p>Legal Costs / VAT:</p> <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>
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Rates:	Viewing & Further Information:																								
<p>Available upon application to Woking Borough Council. 01483 755 855.</p>	<p>Strictly by prior appointment through sole agents Curchod & Co.</p> <div data-bbox="951 1547 1385 1809" style="text-align: center;">  <p>01932 823614</p> </div> <p>newsam@curchodandco.com dgawne@curchodandco.com ioswin@curchodandco.com</p>																								

SUBJECT TO CONTRACT