



LYNTON HOUSE

STATION APPROACH • WOKING • SURREY • GU22 7PY



OFFICES TO LET IN CENTRAL WOKING

Various suites available from 266 sq ft / 25 sq m to 4,039 sq ft / 375.24 sq m (approximately)

Location



| ① Departures | | |
|--------------|-----------------|-----------|
| Time To | Plat. | Exp. |
| 12:55 | PORTSMOUTH HBR | 4 13:07 |
| 12:59 | LONDON WATERLOO | 2 13:26 |
| 13:00 | FILTON | 5 13:05 |
| 13:00 | MEYMOUTH | 4 13:08 |
| 13:12 | LONDON WATERLOO | 2 On Line |
| 13:13 | PORTSMOUTH SS | 5 13:24 |
| 13:16 | SALISBURY | 4 On Line |
| 13:17 | LONDON WATERLOO | 2 On Line |
| 13:19 | BREDHSTONE | 5 13:20 |
| 13:21 | LONDON WATERLOO | 2 On Line |
| 13:22 | LONDON WATERLOO | 1 On Line |
| 13:25 | PORTSMOUTH HBR | On Line |

Woking to London in 25 minutes by train

Lynton House is situated close to the heart of Woking Town Centre, within 200 metres of the Main Line Station which offers a fast and frequent service to London Waterloo (up to 14 trains per hour), with an approximate journey time of 25 minutes and regular services to Guildford and on to the South Coast. Lynton House offers excellent parking facilities.

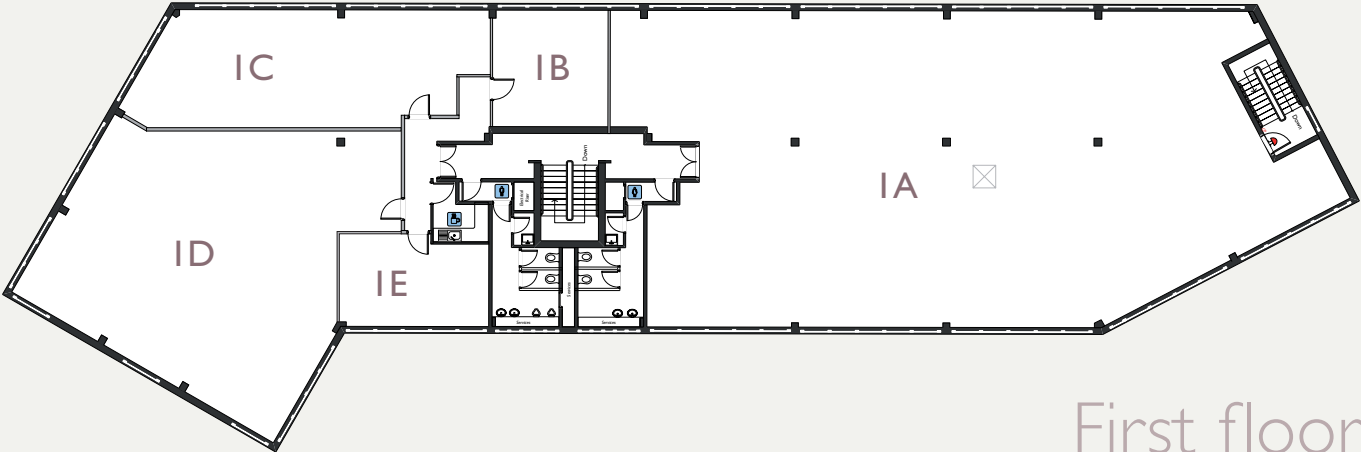
The two shopping malls and excellent amenities within the Town are just a few minutes' walk away.



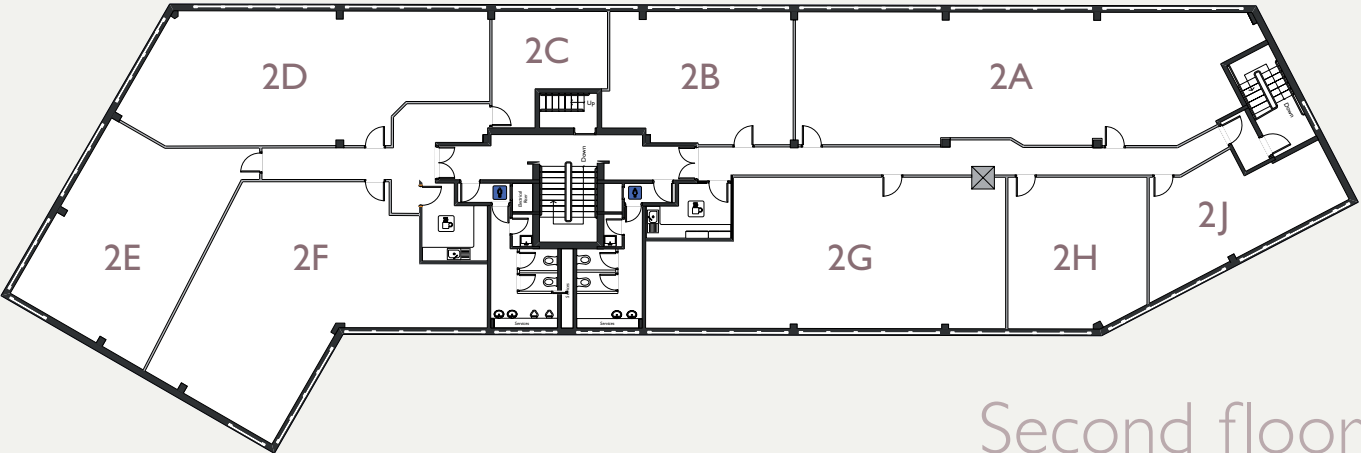
Floor Plans



Ground floor



First floor



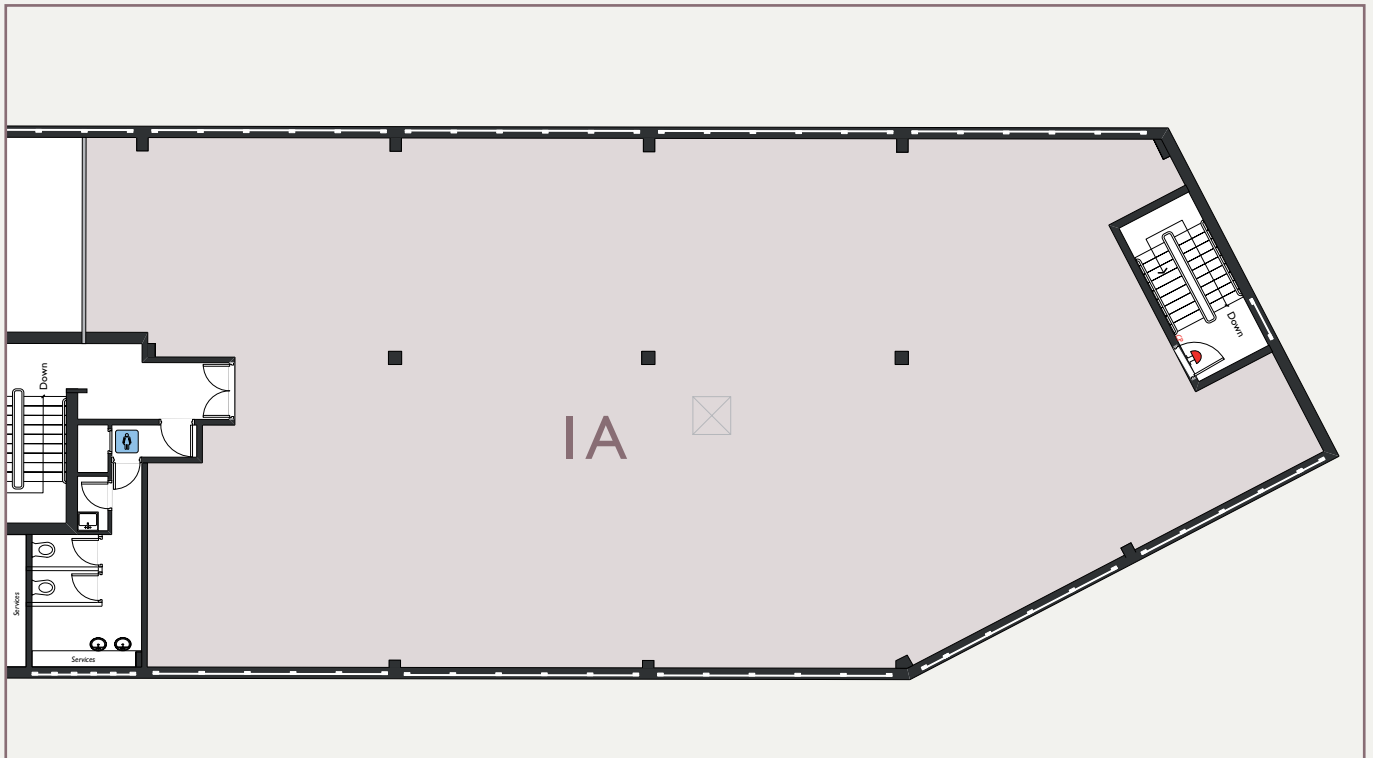
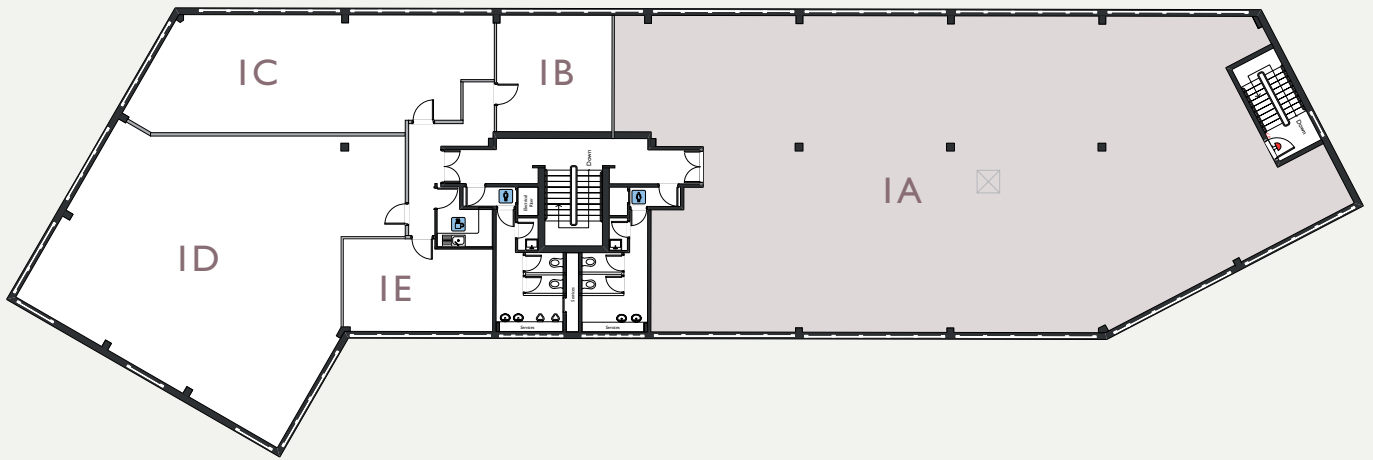
Second floor

Available Suites

Suite IA - First Floor

The approximate net internal area of suite IA is as follows:-

| Suite | Demise / Description | Size |
|-------|----------------------|---------------------------|
| IA | First Floor | 4,039 sq ft / 375.24 sq m |

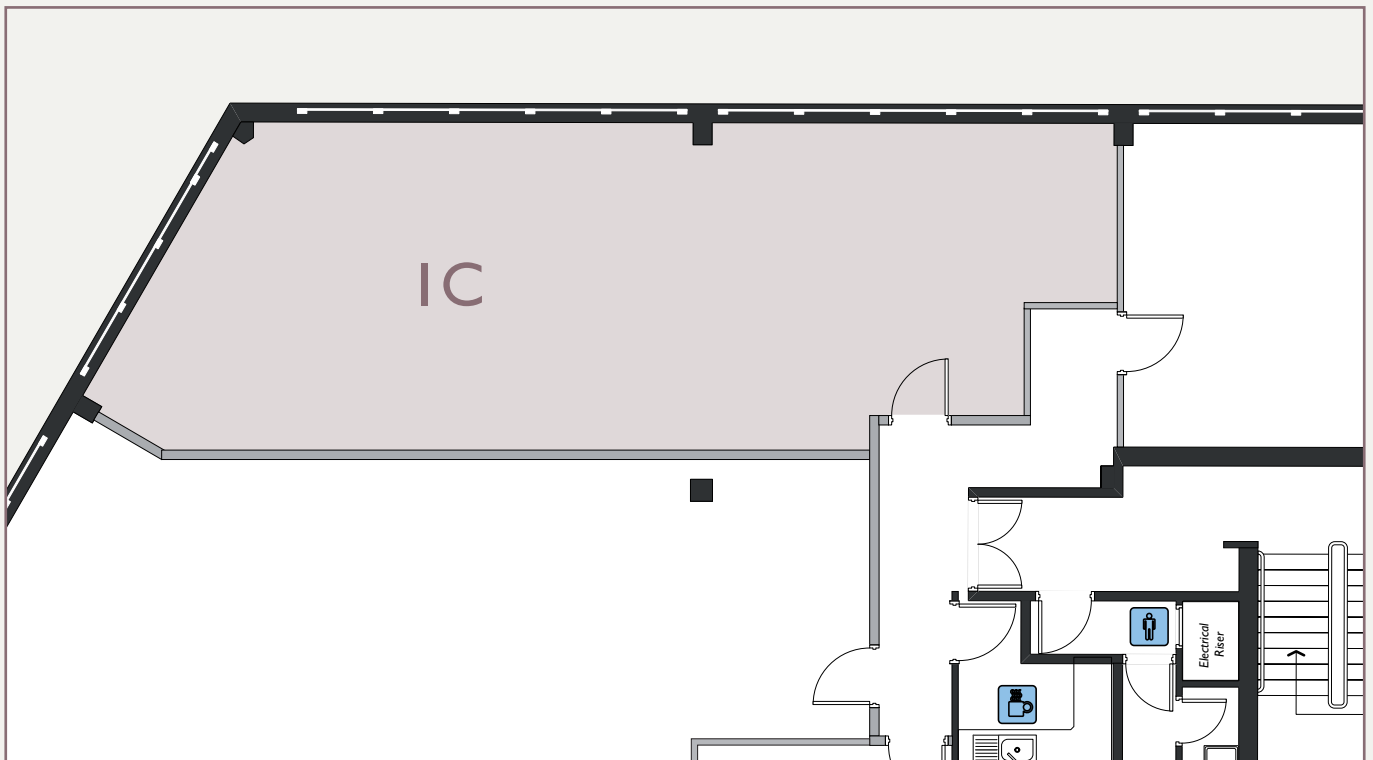
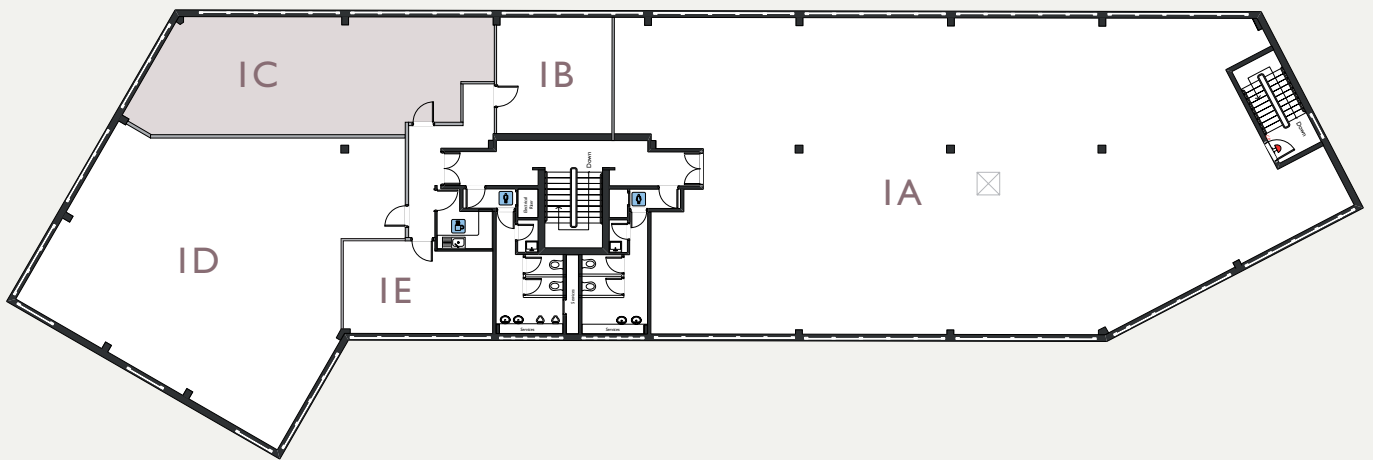


Available Suites

Suite IC - First Floor

The approximate net internal area of suite IC is as follows:-

| Suite | Demise / Description | Size |
|-------|----------------------|---------------------|
| IC | First Floor North | 784 sq ft / 73 sq m |

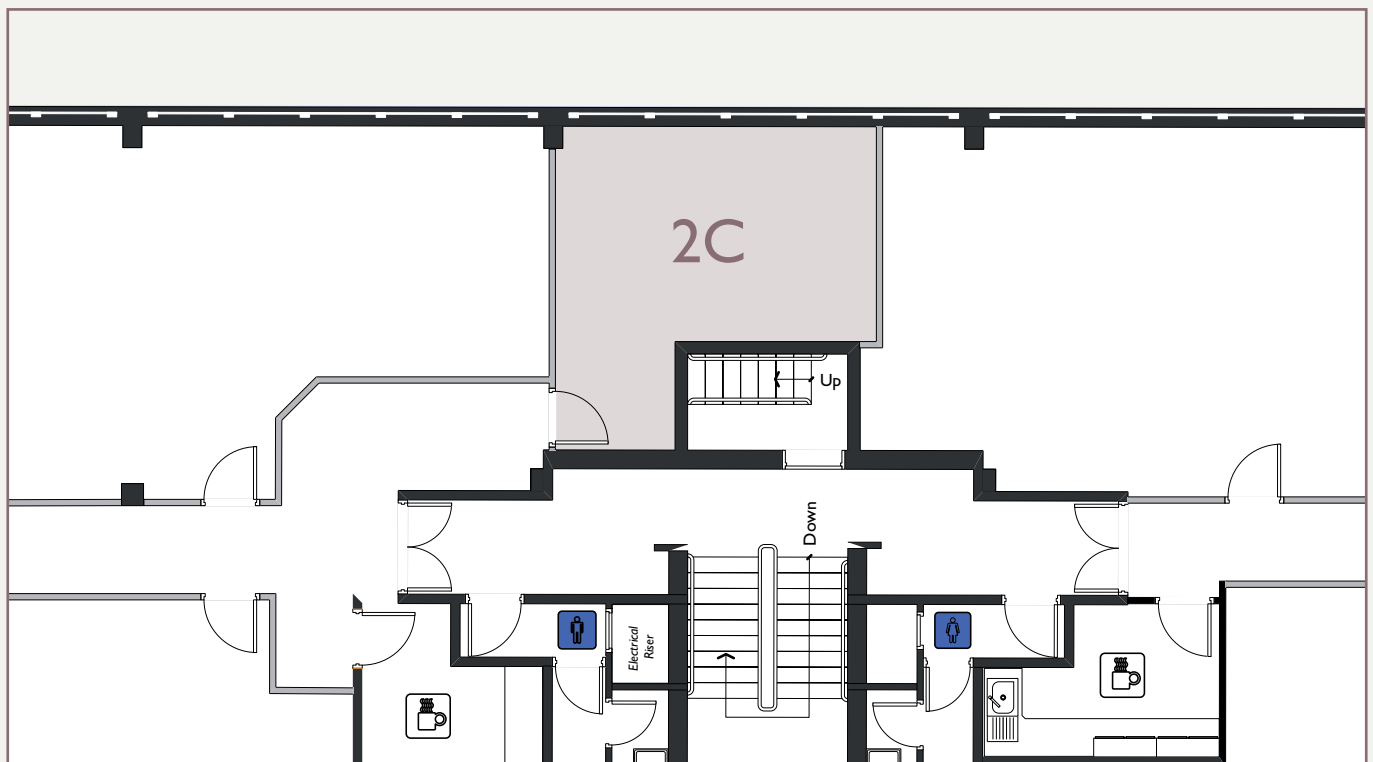
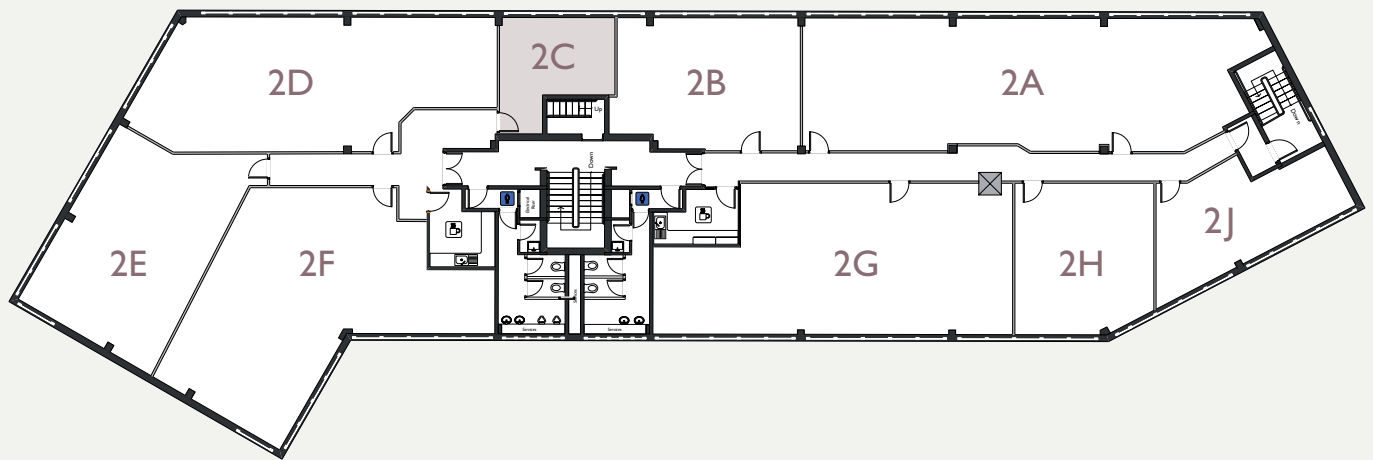


Available Suites

Suite 2C - Second Floor

The approximate net internal area of suite 2C is as follows:-

| Suite | Demise / Description | Size |
|-------|----------------------|---------------------|
| 2C | Second Floor North | 266 sq ft / 25 sq m |

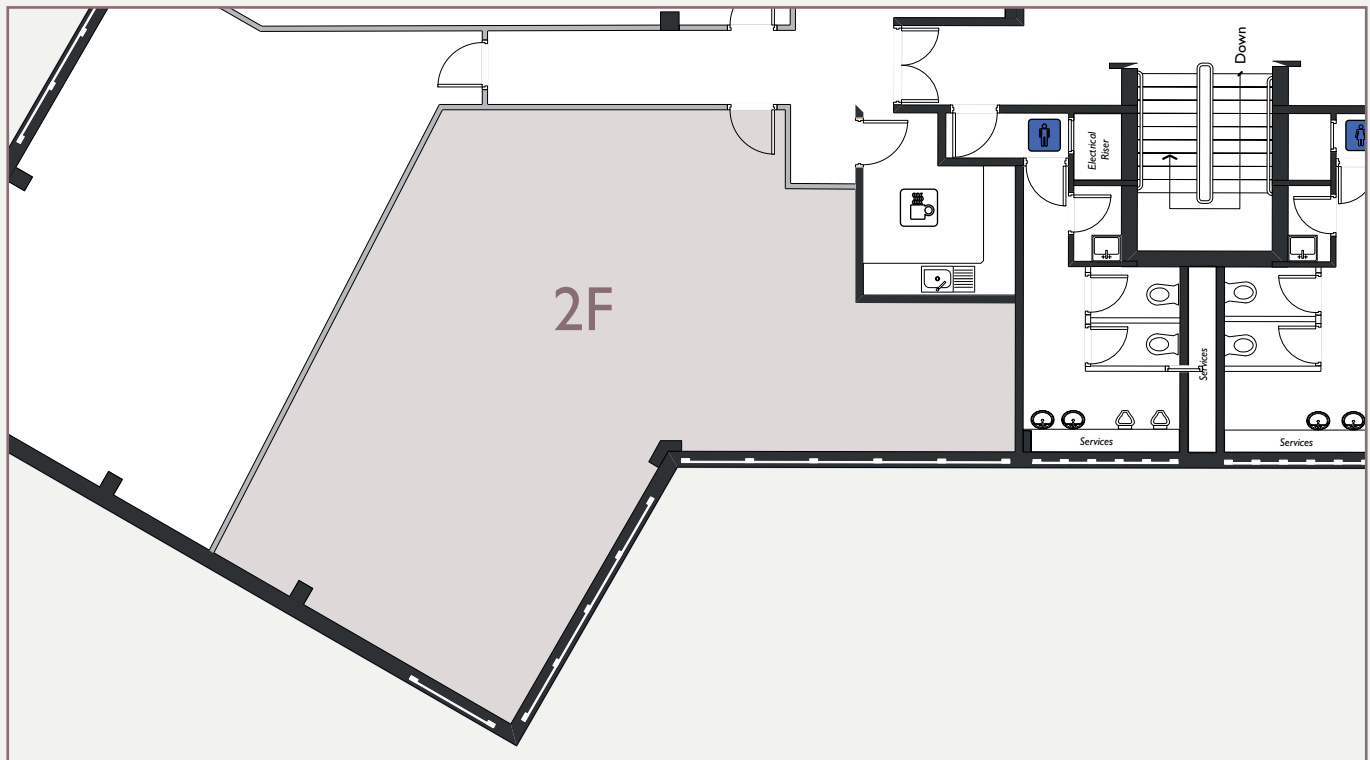
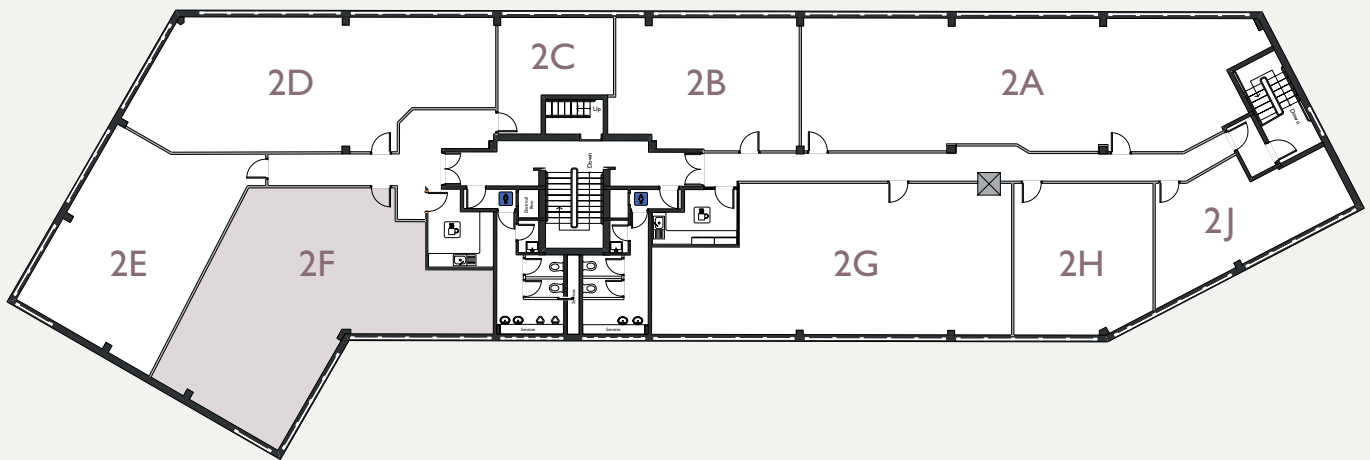


Available Suites

Suite 2F - Second Floor

The approximate net internal area of suite 2F is as follows:-

| Suite | Demise / Description | Size |
|-------|----------------------|---------------------|
| 2F | Second Floor North | 917 sq ft / 85 sq m |



Accommodation

Lynton House is a purpose-built, 3-storey office building set in the centre of Woking. The accommodation has the benefit of excellent parking located in a private car park at the rear of the building.



Excellent parking facilities

- Excellent parking facilities
- Excellent natural light
- Flexible terms
- New suspended ceiling
- Recessed lighting - Cat II
- Perimeter heating
- New carpets
- Kitchenette facilities
- Close to train station



Accommodation

Highly flexible office space



Further information

Terms

The office suites are available on leases up to 5 years.

Rent

£13.50 per sq ft.

Rates

Rates payable equate to approximately £5 per sq ft per annum but do vary slightly between suites.

Interested parties should make their own enquiries of Woking Borough Council (01483 755855).

Service Charge

A fixed service charge of £5.36 per sq ft is payable, subject to RPI increases.

Parking

Parking is available within the building's car park at an additional charge.

Air-conditioning

This is an option at an extra cost.

Legal Costs

Each party is to pay their own legal expenses incurred in any transaction.

Viewing

For further details or to arrange a viewing, please contact:

Richard Newsam rnewsam@curchodandco.com

David Gawne dgawne@curchodandco.com

Ian Oswin ioswin@curchodandco.com

Tel: 01932 823610 **Fax:** 01932 854370



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Rents / prices quoted in these particulars may be subject to VAT in addition.

Energy Performance Certificate

Non-Domestic Building



Lynton House
Station Approach
WOKING
GU22 7PY

Certificate Reference Number:
0660-0131-1360-2822-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 72

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2527
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

66 If typical of the existing stock