



one forge end

TO LET
Single floor office approx 18,165 sq ft with 66 on site car parking spaces
Woking Surrey



BY CAR	
M25 (Junction 11)	5 miles
M3 (Junction 3)	8 miles
Central London	29 miles
Heathrow	17 miles
Gatwick	29 miles
BY TRAIN	
Waterloo	23mins



LOCATION

This prominent building is located within the centre of Woking, Surrey at the heart of the commercial business area. The town benefits from Wolsley Place and The Peacocks Shopping Centres, a 6 screen cinema, theatre complex and leisure centre all within a 10 minute walk.

Communications and accessibility to the building are excellent. The M25 Junction 11 is within 5 miles, Woking Rail Station is within 500 metres of the property providing a regular service to London Waterloo, taking just 23 minutes at best.

TERMS

Lease: A new fully repairing and insuring flexible sub lease is available for a term by arrangement. **Rent:** Upon application. **Possession:** Immediate upon completion of legal formalities. **Viewing:** Strictly by prior appointment through sole agent.

ACCOMMODATION

The available accommodation comprises the entire 1st floor of this striking and prestigious modern office building. Accessed from a fully manned double height reception, 3 x 12 person passenger lifts open onto a secondary self contained reception area. The office floor is currently laid out in a predominantly open plan format with a number of partitioned private offices and meeting rooms. The floor benefits from self contained male and female toilets and a large kitchenette/break out area.

AMENITIES

- * Full air conditioning
- * Suspending ceilings with Cat II lighting
- * Fully accessible raised floors
- * Double height manned reception
- * 3 x 12 person passenger lifts
- * 66 on site car parking spaces
- * Self contained male and female toilets
- * Large kitchenette
- * Break out area

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. February 2008.

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