

AVAILABLE NOW.

Suite 3 Continental House

Oakridge, Woking, GU24 9PJ

**Small private office with 2
parking spaces.**

275 sq ft
(25.55 sq m)

- 2 parking spaces
- Additional parking nearby
- Kitchenette
- Gas central heating

Summary

Available Size	275 sq ft
Rates Payable	£1,646.70 per annum For most occupiers the actual rates liability will be £0
Rateable Value	£3,300
Service Charge	£750 per annum Approximate
EPC Rating	D (81)

Description

Continental House is a modern purpose built office building constructed in 1988. Suite 3 is located on the ground floor and extends to 275 sq ft. The suite benefits from its own private entrance, kitchenette and gas central heating. The accommodation is arranged across 2 rooms and 2 parking spaces are provided with the suite but there is additional parking available in close proximity.

The suite is presented in good condition and is available immediately.

The space could be combined with Suite 2 to provide 1,308 sq ft

Location

West End is located on the outskirts of Woking with excellent road connections to the M3 at Jct 3 and thence the wider motorway network. The property also enjoys excellent rail connections with Woking Railway Station 5.3 miles away providing travel to Waterloo in 25 minutes and Brookwood Railway Station only 3.2 miles away with a journey time of 35 minutes.

Viewings

Strictly by appointment with the sole agent.

Matthew Seary - Derwent Hillside - 07950 464618 - matthew@derwenthillside.co.uk

Terms

The property is available by way of a new inclusive lease for a term to be agreed. Consideration will be given to a flexible term.



Viewing & Further Information



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