



Continental House

Oakridge, Woking, GU24 9PJ

Well located prominent modern office building with generous parking. Could suit other uses subject to planning

4,449 sq ft
(413.33 sq m)

- Additional parking available nearby
- Air conditioned
- Full access raised floor
- 21 Car parking spaces
- Part let

Summary

Available Size	4,449 sq ft
Price	£1,450,000
Rates Payable	£40,792.50 per annum RV is an estimate based on current separate assessments.
Rateable Value	£73,500
Service Charge	N/A
VAT	Not applicable. The property is not currently elected for VAT but the leases contain provisions allowing it to be charged if the status changes.
EPC Rating	Property graded as B-D

Description

Continental House is a modern purpose built office building constructed in 1988.

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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Suite 1	940	87.33	Let
Ground - Suite 2	1,033	95.97	Let
Ground - Suite 3	275	25.55	Available
1st	2,201	204.48	Available
Total	4,449	413.33	

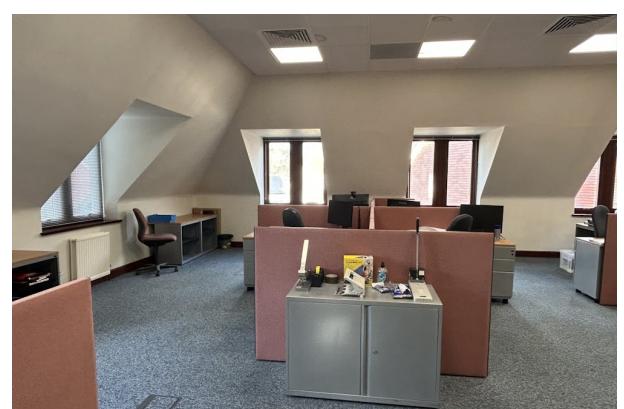
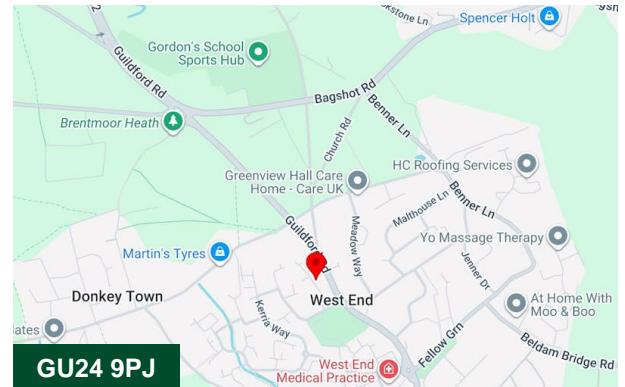
Viewings

Strictly by appointment with the sole agent

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

Terms

The freehold of the building is available with the benefit of the existing leases. Full details available on application.



Viewing & Further Information



Matthew Seary
01256 578049 | 07950 464618
matthew@derwenthillside.co.uk

