



SHW

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TO LET

OFFICE – 1,010 SQ FT (93.86 SQ M)

1 Links Business Centre, Old Woking Road, Old Woking, GU22 8BF

DESCRIPTION

1 Links Business Centre is a two storey property broadly arranged in a 'T' shape to maximise the provision of natural light. Building 1 at Links provides high quality office accommodation with air conditioning, suspended ceiling with LED lighting, raised floors & an excellent parking ratio. Suite C of 1,010 sq ft is available furnished with 12 desks in an open plan layout & a 6 person meeting room with the use of a shared kitchen & 6 car parking spaces.

LOCATION

Links Business Centre occupies a unique location just outside Woking town centre on the Old Woking Road, adjacent to Hoebridge Golf Club. This picturesque setting provides a quiet and professional working environment whilst still providing access to Woking station (London Waterloo-25 mins) as well as the A3 and M25.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Suite C	1,010	93.86
TOTAL	1,010	93.86

AMENITIES / OPPORTUNITY

- First floor office suite
- Air conditioning
- Full access raised floors
- Suspended ceiling with recessed LED lighting
- Shared kitchen
- WCs & shower
- 6 car parking spaces

RENT

£25.00 Per sq ft

RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

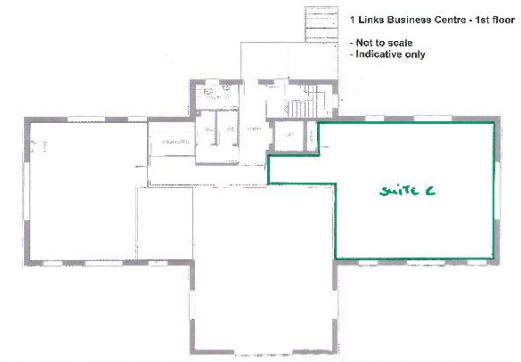
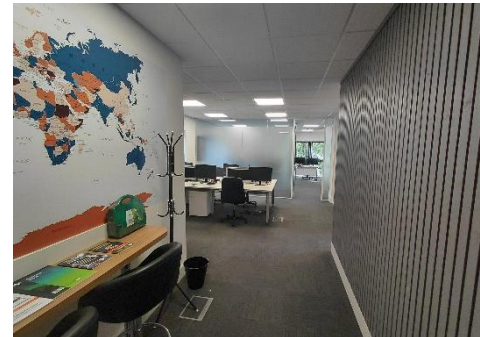
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B-27.



VIEWINGS –

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