



2 Links Business Centre

Old Woking Road, Woking, GU22 8BF

High quality character office suites

1,020 to 3,357 sq ft
(94.76 to 311.88 sq m)

- Picturesque location in semi rural location
- Excellent parking provision
- Passenger lift
- Air conditioning and raised floors
- Communal garden
- Close proximity to Hoebridge Golf Club and conference facilities

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Summary

Available Size	1,020 to 3,357 sq ft
Rent	£25 per sq ft
Rates Payable	£9.51 per sq ft subject to change
Service Charge	£12.07 per sq ft The service charge includes utilities. If utilities were excluded, the service charge would be approx £8.79 per sq ft.
EPC Rating	D (98)

Description

The Links Business Centre provides a tranquil and professional working environment in a unique location, just outside of Woking town centre.

2 Links Business Centre, constructed in 2001, provides high quality, modern offices with excellent parking provision. Both suites are fit out providing kitchen facilities as well as generously sized offices and meeting room(s). The suites have access to a shared communal garden and benefit from a total of 21 parking spaces. Ten spaces are allocated to the ground floor and eleven allocated to the first floor and will further benefit from the planned provision of EV charging.

Location

Links Business Centre is directly next to Hoebridge Golf Centre, which offers golf, health & fitness facilities along with meeting and conference space for 8 to 100 delegates. The Links is a 5-minute drive from Woking train station, which provides a regular service to London Waterloo; A3 and M25 roads are also within easy access.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,020	94.76
1st	2,337	217.11
Total	3,357	311.87

Terms

The suite is available on a new lease, with terms to be agreed.

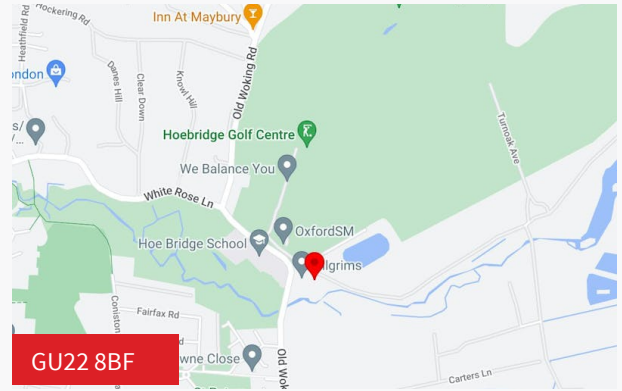
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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