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**TO LET**

**OFFICE – 1,129 - 2,337 SQ FT (104.88 - 217.11 SQ M)**

**2 Links Business Centre, Old Woking Road, Woking, Surrey, GU22 8BF**

**DESCRIPTION**

Constructed in 2001, the property provides modern open plan offices with excellent car parking.

The available accommodation comprises the 1st floor suite, with use of 11 car parking spaces, and the benefit of an existing fit out to include a kitchenette as well as generously sized offices and meeting room(s) with glazed partitioning. The suite has the use of a communal garden to the rear of the property. The ground floor suite offers 1,129 sq ft of office space with the use of 5 car parking spaces.

**LOCATION**

Links Business Centre occupies a unique location just outside Woking town centre, adjacent to Hoebridge Golf Club - cafe/coffee shop & conference/meeting rooms - <https://hoebridgegc.co.uk>.

This picturesque setting provides a quiet & professional working environment whilst still providing access to Woking station (London Waterloo-25 mins) as well as the A3 & M25.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
1st Floor RHS	2,337	217.11
Ground Floor LHS	1,129	104.88
<b>TOTAL</b>	<b>3,466</b>	<b>321.99</b>

**AMENITIES / OPPORTUNITY**

- Modern characterful offices
- Out of town in a tranquil setting
- Working station 1.5 miles
- Cafe & meeting rooms available at adjacent golf club
- Excellent on-site parking provision with EV charging
- Air conditioning with raised floors
- Suspended ceiling with LED lighting
- EPC - A (23)

**RENT**

£25.00 Per sq ft

**RATES**

RV - 1st RHS £47,500  
Payable (2025/26) - 1st RHS £23,702.50

RV - Ground £20,500  
Payable (2025/26) - Ground £10,228.74

**VAT**

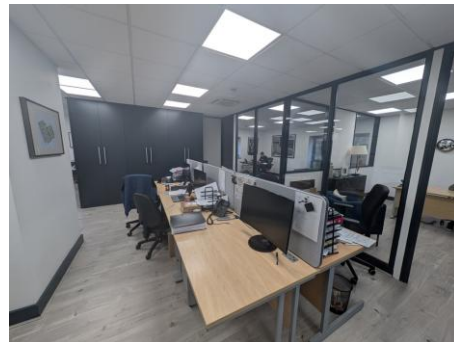
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of A.



**VIEWINGS –**

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