6 CHURCH STREET WEST
WOKING GU21 6AZ
4,284 SQ FT GRADE A REFURBISHED OFFICES
Woking is one of the major office towns within the South East market due to its excellent rail and road links. Major occupiers in Woking include SAB Miller, Cap Gemini, WWF, Petrofac and Yum.

6 Church Street West is within 500m of the town’s substantial leisure and retail facilities, and is in close proximity to the railway station with quick journey times into London (Waterloo) in approximately 26 minutes.

Woking is approximately 5 miles south of the M25 Motorway (Junc. 10 & 11) and 5 miles to the south east of the M3 (Junc. 3) and 4 miles to the north west of the A3.

The redevelopment of Victoria Square will provide over 100,000 sq ft of new retail space, anchored by Marks and Spencer, as well as a 170 bed hotel, 392 residential apartments, a medical centre, 380 additional car parking spaces, and two new public plazas.
The second floor has undergone a major refurbishment to provide Grade A office accommodation. The building also benefits from a brand new reception and new WCs on the second floor.

**SPECIFICATION**

- New fan coil units
- New suspended ceilings
- New LED lighting
- Fully accessible raised floors
- New Male, Female and Disabled WC’s
- 11 on-site car parking spaces (1:370 sq ft)
- Stunning new reception
LEASE
A new full repairing and insuring lease is available for a term by arrangement direct from the landlord.

QUOTING TERMS
On application.

EPC
Energy Performance Rating of D (87). A copy of the EPC certificate is available on request.

VIEWING
Strictly by appointment through the joint sole agents.

Rob Pearson
+44 (0) 207 299 3093
rpearson@savills.com

Ben Rebeiro
+44 (0) 207 016 3877
ben.rebeiro@savills.com

Gary Whitaker
gwhitaker@curchodandco.com

Ian Oswin
ioswin@curchodandco.com

Richard Newsam
rnewsam@curchodandco.com

Important Notice: Savills, Churchod & Co and their clients give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills and Churchod & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

July 2017