

# 6 CHURCH STREET WEST

WOKING  
GU21 6AZ

4,284 SQ FT GRADE A  
REFURBISHED OFFICES



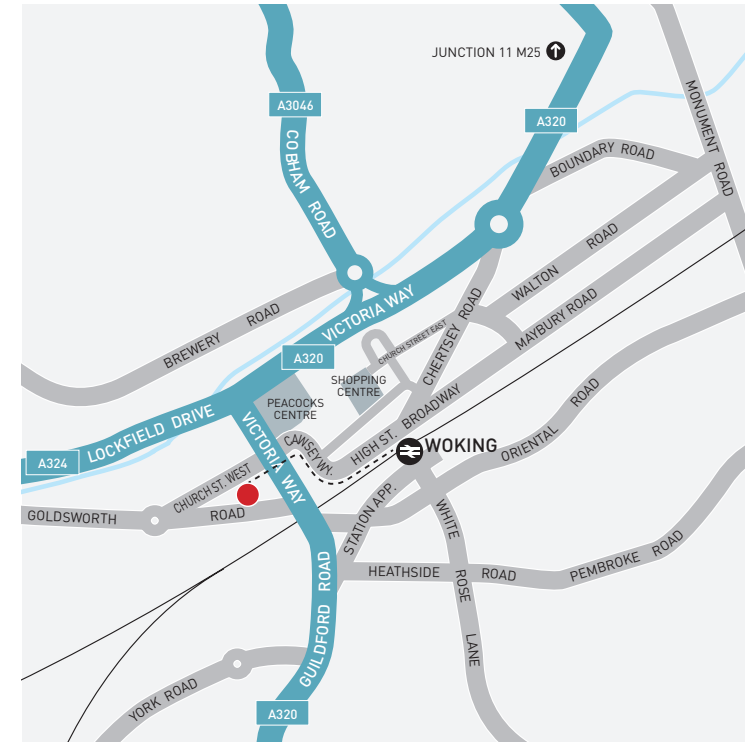
## LOCATION

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

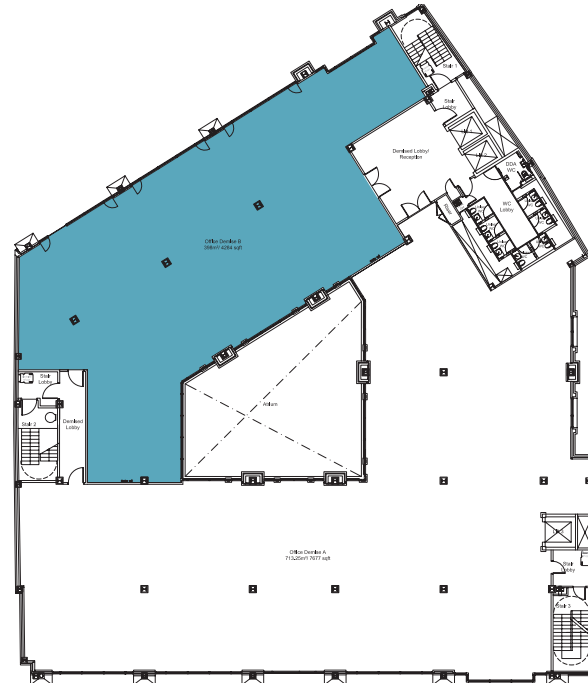
- New fan coil units
- New suspended ceilings
- New LED lighting
- Fully accessible raised floors
- New Male, Female and Disabled WC's
- 11 on-site car parking spaces (1:370 sq ft)
- Stunning new reception

## ACCOMMODATION

The accommodation comprises the following net internal areas;

Floor	Area (sq. ft.)	Area (sq. m.)
2nd	4,284	398

## FLOOR PLAN



## 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**  
020 7299 3093  
07896 491 283  
rpearson@savills.com

**Richard Newsam**  
014 8373 0060  
rnewsam@curchodandco.com

**Olivia Jones**  
020 7409 8708  
07976 742 986  
ojones@savills.com



SAT NAV: GU21 6AZ

Important Notice: Savills, Curchod & 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 Curchod & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

June 2018