

WOKING SHOPPING

Unit 3, Commercial Way

Woking



Savills London

33 Margaret
Street London
W1G 0JD

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Location

Wolsey Place and **Henry Plaza** provide over 60 shops and restaurants anchored by the recently opened Your **M&S**, **Superbowl** and **Boots** alongside **Sports Direct** and **Sainsbury's**.

Key recent lettings include **Gails**, **Black Sheep Coffee**, **Skechers**, **Lark**, **Moss** and **Itsu**.

The unit is located in a prominent position within the town centre, close to **Boots** and **Gails** and fronting the newly landscaped public realm.

Accommodation

The unit is arranged over ground floor only, providing the following approximate floor areas and dimensions:

GIA:	1,014 sq ft	94.2 sq m
Internal Width (Max):	31 ft 2 in	9.5 m
Internal Width (Min):	11 ft 8 in	3.6 m



Viewing & further information

Strictly by prior arrangement only with:

Gavin Rowlands

gavin.rowlands@savills.com
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Rent

Offers are invited in the region of £25,000 per annum exclusive.

Lease Terms

The premises are available on a new full repairing and insuring lease subject to 5 yearly rent reviews.

Service Charge

The service charge for the current year is approximately £TBC.

Rates

Rateable Value (2024/25): £TBC

Interested parties should verify these figures with Woking Borough Council (01483 755855)

Use

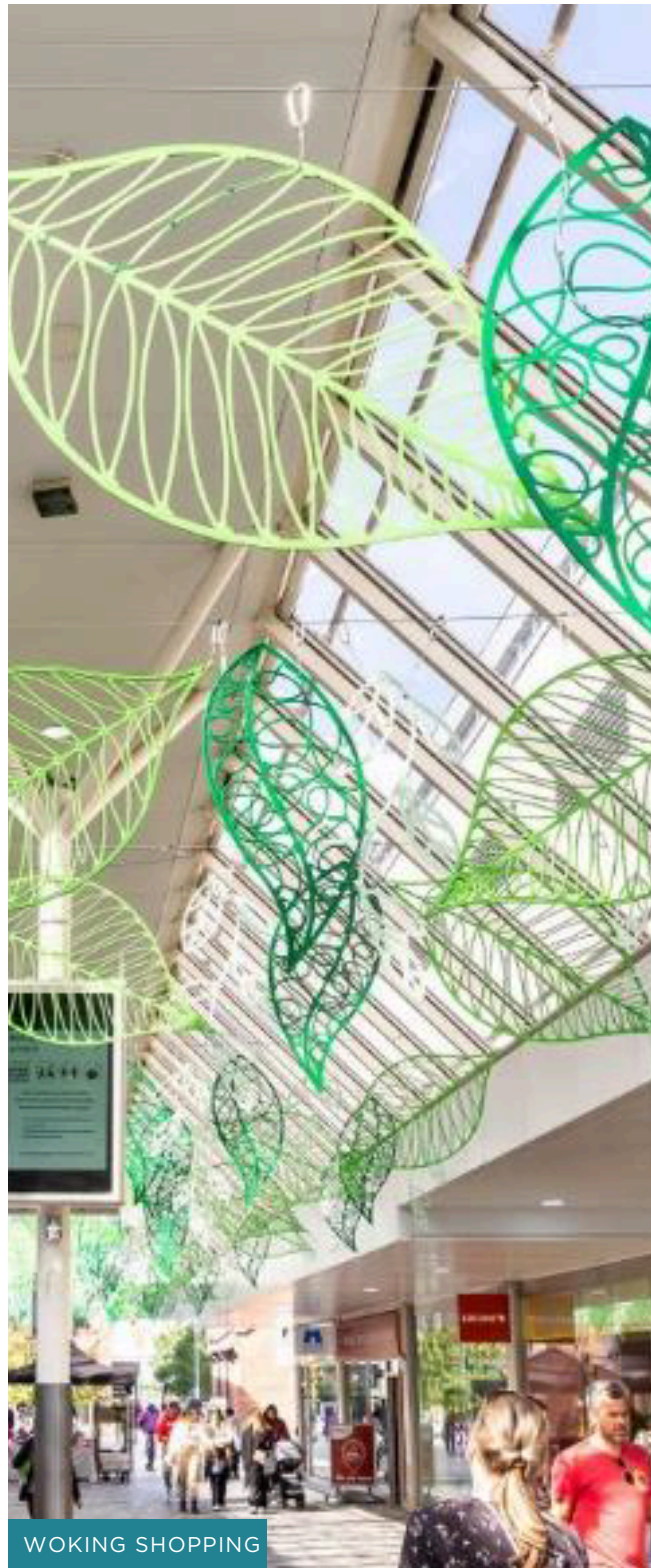
The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



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