

PROMINENT UNIT TO LET

# Leisure Unit

Victoria Way, Woking



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

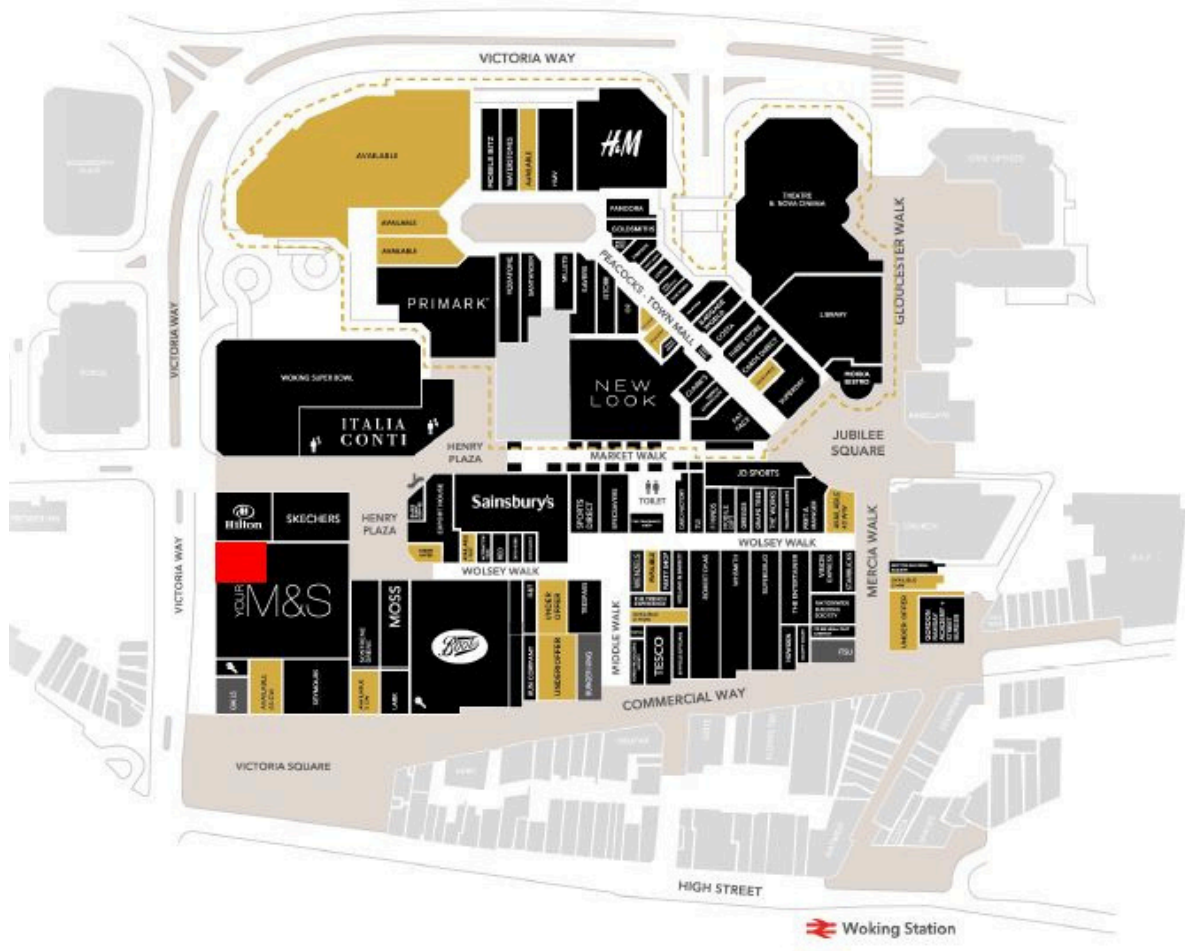
The premises are located on the busy Victoria Way, adjacent M&S Food and the new Hilton Hotel, to open in November 2024. The unit is highly prominent, benefiting from a 20 metre, fully glazed frontage at both levels.

The space is flexible with a floor to ceiling height of 4.5m and is suitable for a variety of uses including medical, food & beverage, office or leisure.

## Accommodation

The premises are arranged over ground and first floors only. Approximate gross internal areas are:

Ground Floor Lobby:	1,109 sq ft	103 sq m
First Floor:	5,496 sq ft	510.6 sq m
<b>Total:</b>	<b>6,605 sq ft</b>	<b>613.60 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Gavin Rowlands**

[gavin.rowlands@savills.com](mailto:gavin.rowlands@savills.com)  
+44 (0) 7960 960 450



## Rent

£90,000 per annum exclusive.

## Tenure

A new lease will be available for a term to be agreed subject to upwards only rent reviews direct from the landlord. The lease is to be outside of the provisions of the 1954 Landlord & Tenant Act Part (II).

## Rates

Rateable Value (2024/25)                      TBC

## Use

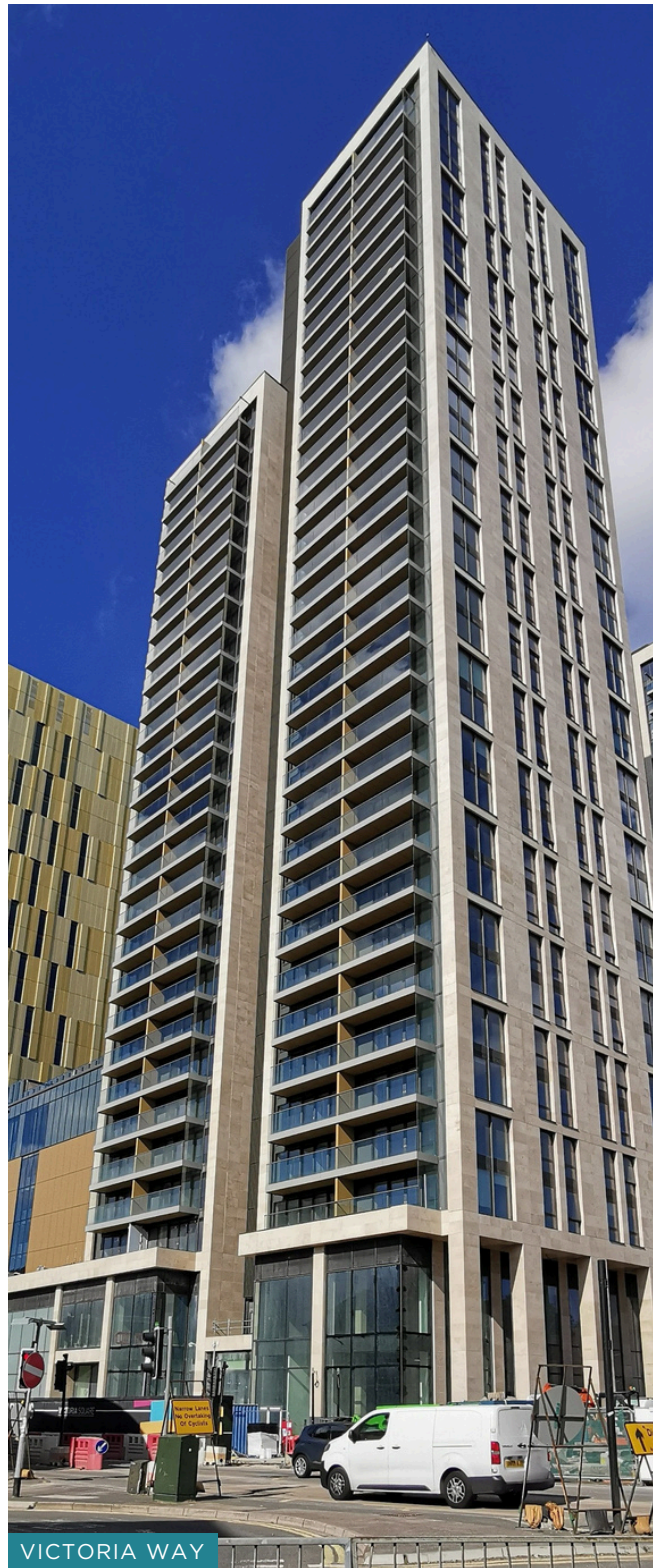
The premises are suitable for a variety of uses including Retail, Restaurant, Office or Gym space.

## 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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