

Voted Best Commercial Agency – Surrey Property Awards 2012

OFFICES TO LET (NEW LEASE)

1,126 sq ft (104.60 sq m) approx

plus 7 x CAR SPACES



UNIT A2

MONUMENT WAY BUSINESS CENTRE • WOKING • SURREY • GU21 5LG

LOCATION:

Monument Business Centre is located in a prominent position just off Monument Road and accessed from Monument Way East. Situated North East of the Town Centre, the property is 1.5 miles from the main line railway station which provides regular services to London (Waterloo) in approximately 25 minutes. Monument Road connects Southbound to Woking Town Centre and Northbound to the Six Cross Roads Roundabout ultimately leading to the main 'A' roads. Junctions 10 & 11 of the M25 motorway are within 6 miles of the property.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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UNIT A2

MONUMENT WAY BUSINESS CENTRE • WOKING • SURREY • GU21 5LG

DESCRIPTION: The premises comprise the ground floor (left) of a two storey office building located on The Monument Business Centre. The premises have been refurbished and comprise some 1,126 sq ft of office accommodation arranged in open plan format that has recently been decorated throughout including new carpets and a new suspended ceiling. There is plentiful on-site car parking with 7 x dedicated car spaces available.

AMENITIES:

- Refurbished open plan offices
- 7 x car spaces
- New carpets and new suspended ceilings
- Recently decorated

ACCOMMODATION: Shared Entrance/Reception foyer
Ground floor office suite – 1,126 sq ft
Provision for tea station/kitchen
Shared WC facilities

LEASE TERMS: The premises are available by way of a new FRI lease for a period to be agreed.

VAT: The premises have been registered for VAT and this will be charged on the rent and service charge.

BUSINESS RATES: (Woking Borough Council)

Rateable Value:

£12,500.00

Rates Payable:

£5,725.00

per annum approx.

RENT: Details upon application.

SERVICE CHARGE: It is anticipated that the figure for the year ending March 2013 will be **£4,000.00** per annum.

LEGAL COSTS: Each party to pay their own legal costs.

VIEWING: Strictly by prior appointment through the **Sole Agents:-**



Andrew Russell or Rod Walmsley
andy@gascoignes.com *rod@gascoignes.com*

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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR (LEFT) OFFICE SUITE
Unit A2
Monument Business Centre
Monument Way East
WOKING
GU21 5LG

Certificate Reference Number:
0690-0038-7030-8100-1423

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 68 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 103
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 52.56

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

82 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.