

**FOR SALE/TO LET**

**BRAND NEW 'E (e) /F1' PREMISES**  
**SUITABLE FOR ORTHODONTISTS, DOCTORS**  
**OR MEDICAL/CONSULTANCY BASED BUSINESSES**  
*680 sq ft (63 sq m) (approx size based on plans provided)*



**GROUND FLOOR • 136 KINGSWAY • ST JOHNS • WOKING • SURREY • GU21 6NR**

**LOCATION:**

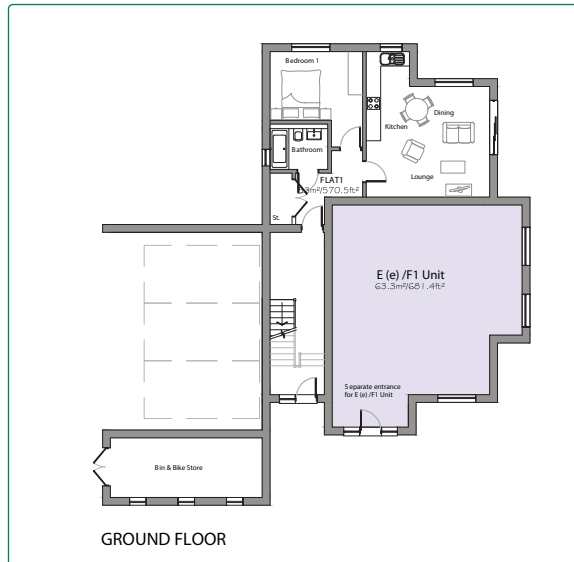
The proposed ground floor premises are situated in St Johns which is located on the outskirts of Woking Town Centre close to the A320 and hence well located for access to both Woking and Guildford and hence the A3 (London to Portsmouth Road).

Woking main line station is close by and provides a fast ( approx 30 mins) and frequent service to London (Waterloo Station).

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

T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com



**DESCRIPTION:**

The proposed unit will form the ground floor (part) of a new development comprising 5 x new apartments being developed by Denton Homes. The ground floor premises will be presented in broadly 'open plan' format with capped service supplies ready for fitting out by a Tenant/Purchaser.

**ACCOMMODATION:**

(all areas are approx)

**Ground floor:** 680 Sq ft 63 Sq m

**Outside:** 2 x designated car parking spaces

**TERMS:**

The property is available **For Sale or To Let.**

**PRICE/RENT:**

**£275,000.00** (Long lease – 250 years) or £15,000.00 per annum by way of a conventional lease, subject to terms.

**VAT:**

VAT will be applied to the sale price/rent.

**BUSINESS RATES::**

To be advised – Charging Authority - Woking Borough Council.

**LEGAL COSTS:**

Each party to pay their own costs.

**VIEWING:**

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



Rod Walmsley  
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Andrew Russell  
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**NOTE:**

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