

MORGAN SMITHYES

INDEPENDENT COMMERCIAL
PROPERTY SPECIALISTS

TEL: +44 (0) 1483 723344
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41 Chobham Road, Woking, Surrey GU21 6JD

MODERN OFFICES WITH PARKING 5,879 SQ FT (546 SQ M)

(Consideration will be given to splitting the floors)



**WELLS HOUSE, 65 BOUNDARY ROAD,
WOKING GU21 5BS**

TO LET

SALES LETTINGS ACQUISITIONS RENT REVIEWS LEASE RENEWALS MANAGEMENT RATING

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The services provided (if any) have not been tested and prospective purchasers/tenants are advised to commission their own surveys. Any rent or price stated in these details is exclusive of VAT where applicable.

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SITUATION:

The property is situated on Boundary Road, adjacent to its junction with Chertsey Road (A320).

Woking British Rail station is within easy walking distance, which provides a direct line service to London (Waterloo) of approximately 27 minutes.

Road communications are excellent, the town centre being approximately 5 miles distant from Junctions 10 and 11 of the M25.

DESCRIPTION:

Wells House is a modern, purpose built office building providing self contained accommodation:-

Ground Floor	1,637 sq ft	152 sq m
1 st Floor	2,301 sq ft	214 sq m
2 nd Floor	1,941 sq ft	180 sq m
Total	5,879 sq ft	546 sq m

The available space offers the following amenities:

- Full access raised floors
- Air conditioning
- Suspended ceilings
- Double glazing
- Window blinds
- Passenger lift
- Heating by way of radiators
- Fully furnished and partitioned (if required)
- Kitchen on ground floor
- Disabled WC
- 18 car parking spaces (1:290 sq ft)

TERMS:

Available on a new full repairing and insuring sub-lease(s) for a term to expire no later than December 2015.

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