

Property Particulars

**RECENTLY REFURBISHED PROPERTY
IN CENTRAL LOCATION**

D1/F1 PREMISES TO LET

3,209 SQ FT (298.13 SQ M) APPROX

**THE MASCOT
COLEY AVENUE, WOKING, GU22 7BT**



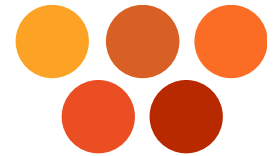
Location

The premises are situated in a mainly residential area on Coley Avenue which is within a short walk of the town centre and Woking mainline railway station which provides a fast and frequent service to London Waterloo (journey time approximately 25 minutes).

Road access to the town is excellent with easy access to the M25 (Junction 11) and in turn the national motorway network and beyond. Also, a frequent coach service from Woking station to Heathrow Airport.

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Description

The premises comprise of a substantial Victorian building which has most recently been used as a language school. The premises were extensively refurbished approximately three years ago and comprise a mix of open plan areas on the ground floor with cellular accommodation on the first and second floors.

The building has the following approximate net internal floor areas:

Ground Floor	-	1,960 sq ft (182.09 sq m)
First Floor	-	896 sq ft (83.24 sq m)
Second Floor	-	353 sq ft (32.79 sq m)

Total net internal area: 3,209 sq ft (298.12 sq m)



Amenities

- Town Centre Location
- Easy Walking Distance to Mainline Railway Station
- Recently Refurbished
- Excellent On-Site Parking
- Large Garden to the Rear

Terms

The premises are available by way of a new FRI for a term to be agreed.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.
The property is not elected for VAT so VAT will not be payable.

Viewing

Strictly through joint sole agents as below:

Stephen Warren Associates Limited

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