

lot 13

Vacant Possession

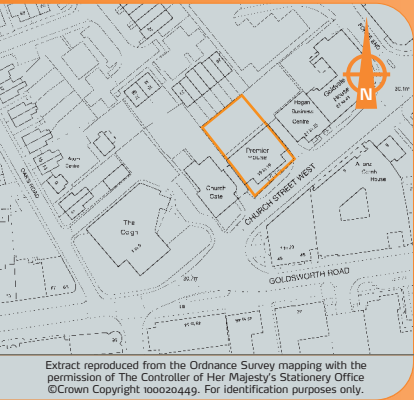
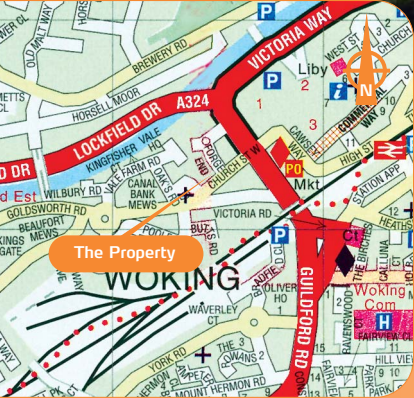
Premier House, 15-19 Church Street West Woking, Surrey GU21 6DJ

Freehold Office with Vacant Possession

- Affluent commuter town some 23 miles from Central London
- Town centre location within walking distance of Woking Mainline Station
- Approximately 858 sq m (9,226 sq ft) of fully refurbished modern office accommodation
- On-site parking for approximately 28 cars
- Six Week Completion Available



Photograph taken July 2012



Location

Miles: 7 miles north of Guildford
23 miles south-west of Central London
Roads: A320, A3, M25 (Junction 10/11), M3 (Junction 3)
Rail: Woking Rail Station (approximately 30 minutes to London Waterloo)
Air: London Heathrow Airport, London Gatwick Airport

Situation

The property is situated in a prominent position on the northern side of Church Street West, close to its junction with Goldsmith Road in Woking town centre. Woking benefits from excellent communication links being situated some 6 miles from Junction 11 of the M25 and close to Heathrow International Airport. Woking Railway Station is within walking distance of the property.

Description

The property comprises a three storey office building currently arranged as nine separate modern office suites, with kitchen areas on each floor. The property benefits from a ground floor reception area, secure entry system, perimeter and floor trunking, a lift and car parking for approximately 28 cars. We understand that the owner has spent £300,000 on refurbishment and redecoration of the entire property including new carpeting and ceilings, new bathroom and kitchen units and new lift and air conditioning systems.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas.
Tel: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	272 sq m	(2,932 sq ft)	VACANT POSSESSION
First	Office	294 sq m	(3,169 sq ft)	
Second	Office	292 sq m	(3,125 sq ft)	
Totals		858 sq m	(9,226 sq ft)	

For further details please contact:

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