

OFFICE INVESTMENT
FOR SALE



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**4 THE LINKS, OLD WOKING ROAD, OLD WOKING,
SURREY GU22 8BF**

Detached office building located within well regarded business centre

91.66 sq m (986 sq ft) over 2 floors

7 CAR SPACES adjacent to offices plus overflow parking.

Approximately 1.25 miles from Woking mainline station
(Waterloo c.25 minutes)



RICS

Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The property is located within the Links Business Centre, approximately 1.25 miles to the south east of Woking Town Centre just off the B382 and adjacent to Hoebridge Golf Course.

The M25 at Chertsey (junction 11) lies 5 miles to the north east whilst the A3 is approximately 2.5 miles to the south.

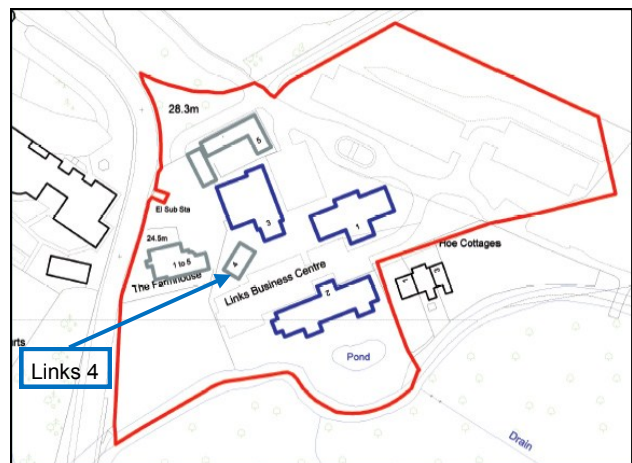
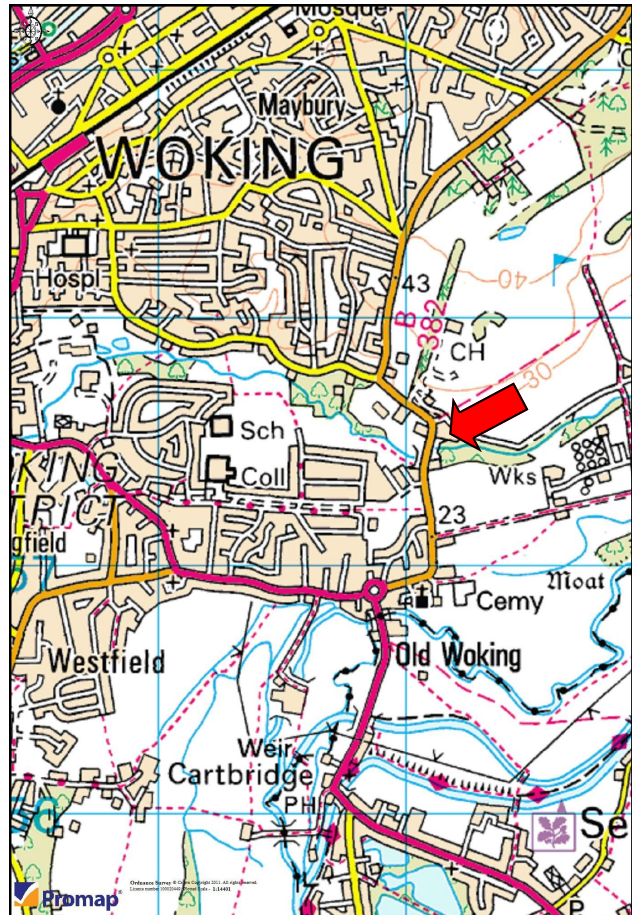
Description

The premises comprise a detached two storey office building, built in 2001 as part of a 5 building low density office development. Links 4 is an attractive brick faced building designed in the Surrey vernacular yet providing a modern office interior with good natural light. Both floors are open plan and connected by a spiral staircase, with WC and kitchen facilities on the ground floor. There is perimeter trunking and under floor heating on both floors.

Accommodation

The net internal area is approximately as follows:

Ground floor	58.38 sq m	628 sq ft
First floor	<u>33.28 sq m</u>	<u>358 sq ft</u>
Total	91.66 sq m	986 sq ft



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Tenancy

Let to Employment Services Partnership Ltd on a 5 year FRI lease from May 2009 at a rent of £15,776 pa exclusive. The Lease is outside sections 24-28 of the Landlord & Tenant Act 1954.

Price

Price guide £260,000 for the freehold interest.

Rates

Rateable value: £14,750

Rates payable: £6,686.7 (2011/2012)

Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agents for details



Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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