

**E (Commercial / Business / Service), Retail**

TO LET



**CURCHOD&CO**



## Town Gate House

Jubilee Square, Woking, GU21 6AE

### Prime town centre E-class unit

4,715 sq ft

(438.04 sq m)

- Prominent frontage to Jubilee Square
- Adjacent to Victoria Place Shopping Centre and Peacocks Centre
- Substantial frontage
- Short walk to Woking station
- Nearby occupiers include Pret, Starbucks, JD Sports, Gym Group, and Itsu

**curchodandco.com | 01483 730060**

Chartered surveyors, land property & construction consultants

## Summary

Available Size	4,715 sq ft
Rent	£130,000 per annum
Business Rates	To be reassessed
Service Charge	Ad-Hoc
EPC Rating	D

## Description

Town Gate House provides a prominent ground floor commercial unit in the heart of Woking town centre, with an external frontage facing Jubilee Square. The premises benefit from Class E use, suitable for a range of occupiers including retail, restaurant, office or gym uses.

## Location

The property is located on Jubilee Square, immediately adjacent to Victoria Place Shopping Centre and within Woking's principal retail and leisure pitch. Nearby occupiers include Nova Cinema, GAIL's, Søstrene Grene, Primark, Next, M&S and H&M, with additional occupiers in the vicinity including Mokka Bistro, Costa Coffee, Pret a Manger, and JD.

Woking Station is approximately a 5-minute walk, providing direct services to London Waterloo with average journey times of 25-minutes. Heathrow is approximately 12 miles (c. 19 km) to the north and Gatwick approximately 32 miles (c. 51 km) to the south east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,715	438.04	Available

## Terms

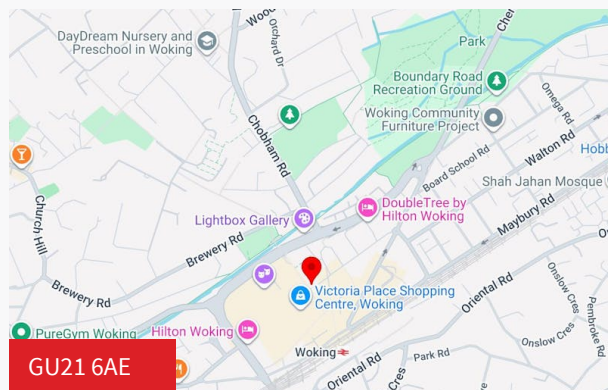
New effectively full repairing and insuring lease with a term to be agreed.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting. Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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