

# To Let

**Dukes Court, Duke Street, Woking, Surrey, GU21 5BH**  
5,090 sq ft

- Fully fitted to an exceptional standard
- Compelling financial incentives available
- Town centre location
- Close proximity to Woking train station
- Nearby amenities



## Location

The premises are situated in the heart of Woking town centre, in close proximity to the mainline railway station. All of the town centre amenities are within easy walking distance, together with additional contract car parking, if required. Road communications are excellent, the town centre being within easy access of the M25 (junction 11 - Chertsey), and in turn the national motorway network.

## Specification

- Fully fitted, thus avoiding extensive fit-out costs
- Impressive reception with 24 hour manned security desk
- VRF system
- Metal ceilings with LED lighting
- 4 passenger lifts
- Disabled WCs and showers in common areas
- 8 on site parking spaces

## Accommodation

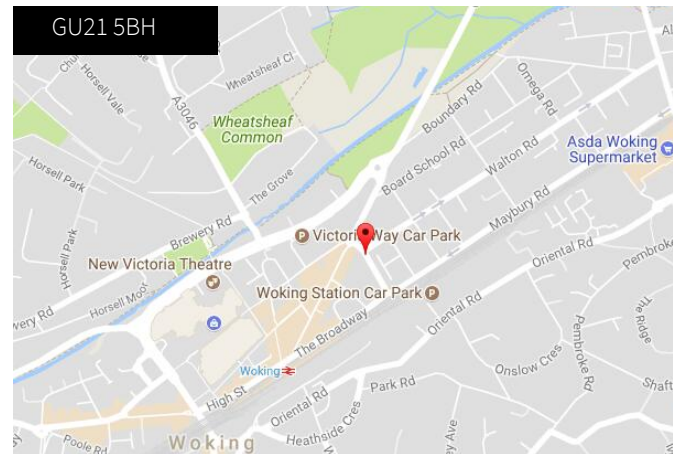
Floor / Unit	Description	Sq ft	Availability
2nd	Floor 2 Block B	5,090	Available
<b>Total</b>		<b>5,090</b>	

## EPC

This property has been graded as 80 D.

## Rent

Competitive market rent and incentives available.



## Contacts

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## Joint Agents

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