



Elizabeth House & The Cornerstone

*Duke Street
Broadway
Woking, Surrey*

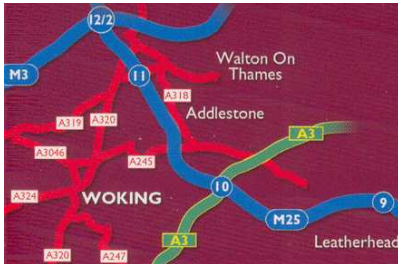


TO LET **Newly Refurbished Offices**

*From 3,885 sq ft
to 29,265 sq ft*

*(360.91 sq m)
to 2,718.73 sq m)*

Woking town centre
Refurbished office suites
Private car park with CCTV



SURREY



Location

Elizabeth House and the Cornerstone are situated in the heart of Woking Town Centre within 200 metres of the town's railway station which in turn provides up to 18 trains per hour (peak) to London Waterloo with the fastest journey time of 25 minutes.

Recognised as one of Surrey's principal office locations, Woking boasts facilities such as the Peacocks Entertainment and Shopping Centre, Wolsey Place Shopping Centre and other sporting and leisure operations.



Terms

Available on a floor by floor basis on terms to be agreed.

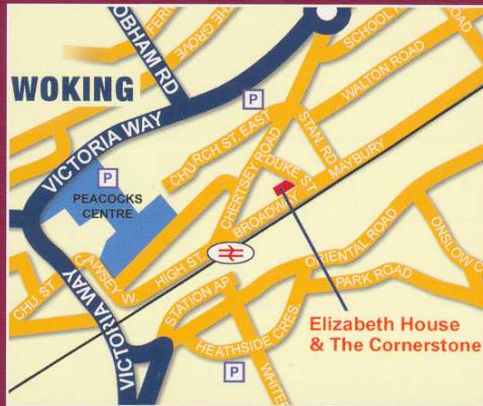
Rent

Competitive rentals upon request.

SUBJECT TO CONTRACT

Description

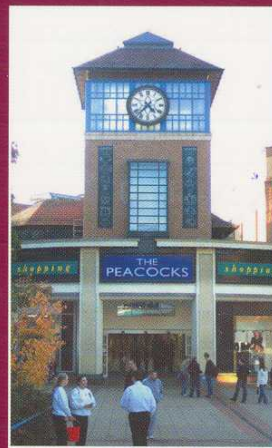
Elizabeth House and The Cornerstone are adjacent interlinked office buildings constructed around a central landscaped courtyard. Each building has four office floors over a basement car park. The offices have recently been refurbished and are available as a whole or as individual floors.



Heathrow and Gatwick Airports are approximately 20 and 32 miles distant respectively.



The Peacocks Centre



Woking is approximately 10 miles from Junction 3 of the M3 and 5 miles from Junction 11 of the M25 providing easy access to the national motorway network and beyond.

Amenities

- VRF comfort cooling
- Raised floors
- Suspended ceilings
- Cat II lighting
- Male and female WC facilities
- 2 x 8 person passenger lifts from basement per building
- Private car park with CCTV
- Double height reception

The Cornerstone

Ground floor	3,885 sq ft	360.91 sq m	6 car spaces
First floor	7,439 sq ft	691.06 sq m	11 car spaces
Second floor	-----	LET TO ESSO	-----
Third floor	5,251 sq ft	487.85 sq m	8 car spaces

Elizabeth House

Ground floor	---	LET TO GEOTRACE TECHNOLOGIES LTD	---
First floor	-----	LET TO FUTEX LTD	-----
Second floor	7,439 sq ft	691.06 sq m	11 car spaces
Third floor	5,251 sq ft	487.85 sq m	8 car spaces

Misrepresentation Act 1967 and Declaration

Messrs Hurst Warne & Vail Williams for themselves and for the vendors of these properties whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract, (ii) all description, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Messrs Hurst Warne and Vail Williams as any authority to make or give any representation of warranty in relation to this property, (iv) the computer generated images used in the brochure are for illustrative purposes only.

Design and print by Fusion Graphics Ltd. Tel: 01753 573888.

Legal Costs

Each party to bear their own costs in connection with the proposed transaction.

Viewing and further information

Strictly by appointment with the joint sole letting agents.