

Industrial / Warehouse

TO LET



CURCHOD&CO

TO BE REFURBISHED



Unit 12

Woking Business Park, Albert Drive, Woking, GU21 5JY

Industrial/warehouse

5,865 sq ft

(544.88 sq m)

- 4.9m loading door
- 6m eaves
- 18 car parking spaces
- First floor offices

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	5,865 sq ft
Rent	Rent on application
Rates Payable	£44,640 per annum
Rateable Value	£93,000
EPC Rating	C (72)

Description

Unit 12 is an end of terrace warehouse/industrial unit which is to be comprehensively refurbished prior to re-letting.

The unit benefits from a 4.8m electrically operated roller shutter door to the rear elevation and a minimum eaves height of 6m.

The unit incorporates offices at first floor level, WC facilities at ground floor level together with generous on site parking to the front and rear of the unit.

Location

Woking Business Park is located within the heart of Woking’s commercial and industrial centre and is recognised as the town’s premier estate fronting onto Albert Drive.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse/production	4,875	452.90
1st - Offices	990	91.97
Total	5,865	544.87

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

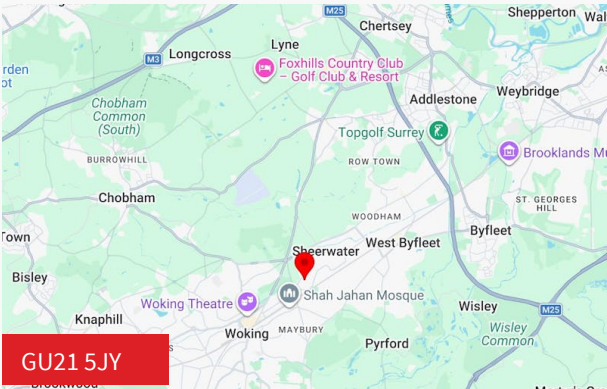
Anti Money Laundering

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.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Richard Newsam
01483 730060 | 07554 455920
rnewsam@curchodandco.com

John Shaw
01483 730060 | 07808 896311
jshaw@curchodandco.com

Tim Clement (Carter Jonas)
02075183322 | 07970092974
tim.clement@carterjonas.co.uk

Shaun Rogerson (Carter Jonas)
07970304392
shaun.rogerson@carterjonas.co.uk

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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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