

# UNIT 20



## Accommodation

The property comprises the following approximate gross internal areas:

Warehouse/Production	5,842 sq ft (542.72 sq m)
First Floor Offices	956 sq ft (88.82 sq m)
<b>Total</b>	<b>6,798 sq ft (631.54 sq m)</b>

## Description

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.

The unit is of steel frame construction with block work elevations under a double pitched insulated roof incorporating intermittent translucent roof panels. The unit benefits from a 4.9m roller shutter door to the rear elevation and minimum eaves height of 6m.

The unit incorporates first floor offices, WC facilities at ground floor level together with on site parking.

## Viewing

Strictly by appointment with joint sole agents:

Tim Clement  
King Sturge LLP  
Tel: 020 7087 5308  
Fax: 020 7087 5318  
E-mail: tim.clement@kingsturge.com

Richard Newsam  
Curchod & Co LLP  
Tel: 01932 823614  
Fax: 01932 854 370  
E-mail: rnewsam@curchodandco.com

David Bowen  
Vail Williams LLP  
Tel: 01483 740333  
Fax: 08700 993143  
E-mail: dbowen@vailwilliams.com

Shaun Rogerson  
King Sturge LLP  
Tel: 020 7087 5713  
Fax: 020 7087 5318  
E-mail: shaun.rogerson@kingsturge.com

David Gawne  
Curchod & Co LLP  
Tel: 01932 823614  
Fax: 01932 854 370  
E-mail: dgawne@curchodandco.com

## Amenities

- 4.9m loading door
- Offices at first floor level
- 6.3m eaves
- 21 car parking spaces

## Terms

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

## Rent

Upon application.

## Rates

We understand that the rateable value for the unit is currently £53,000. You are, however, advised to make your own enquires with Woking Borough Council (01483 755855).

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