

# UNIT 21



## Accommodation

The property comprises the following approximate gross internal areas:

Ground Floor Laboratory/ Hi-tech/Ancillary	5,853 sq ft (543.76 sq m)
First Floor Offices	5,815 sq ft (540.19 sq m)
<b>Total</b>	<b>11,668 sq ft (1,083.94 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 premises have been arranged to comprise high quality laboratory/hi-tech storage space on the ground floor with offices at first floor level.

WC facilities are provided on ground and first floor.

## 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

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

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

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

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

## Amenities

- Ground floor fitted out as a laboratory/hi-tech accommodation
- Air conditioned offices at first floor level
- 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 £91,000. You are, however, advised to make your own enquires with Woking Borough Council (01483 755855).

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

