

COMMERCIAL PROPERTY

# HIGH QUALITY WAREHOUSE/PRODUCTION UNIT

August 09

## TO LET

11,405 sq ft (1,059.56 sq m) to 18,211 sq ft (1,691.89 sq m)

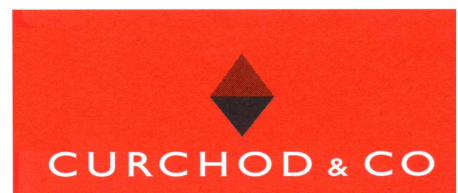


**UNIT B1, KINGSWEY BUSINESS PARK,  
FORSYTH ROAD, WOKING, SURREY,  
GU21 5SB**

[www.curchodandco.com](http://www.curchodandco.com)

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CHARTERED SURVEYORS  
LAND PROPERTY &  
CONSTRUCTION CONSULTANTS  
Portmore House  
54 Church Street Weybridge  
Surrey KT13 8DP

<b>Location:</b>	<b>Amenities:</b>																													
<p>Kingswey Business Park is one of Woking's many successful business locations. Woking is situated 28 miles south west of central London and 6 miles north of Guildford. The town benefits from good road and rail communications with junction 11 of the M25, 5 miles to the north and the main line rail link offering a direct service to London Waterloo (fastest journey time approx 25 minutes).</p>	<ul style="list-style-type: none"> <li>• Electric loading door 4.8 m high</li> <li>• 6 m eaves</li> <li>• 41 car parking spaces</li> <li>• Separate yard/Loading area</li> <li>• 3 phase power to warehouse</li> <li>• Fitted offices at ground and first floor</li> <li>• Double height reception</li> <li>• 8 person passenger lift</li> <li>• WC/Disabled/Shower facilities</li> </ul>																													
<b>Description:</b>	<b>Terms: (Subject to Contract)</b>																													
<p>Unit B1 is a high quality warehouse/production unit with fully fitted offices at ground and first floor level. Unit B1 benefits from full-height glazing to the front reception area and brick and curtain walling to the rear. The double-height reception gives access to both the first floor offices and the warehouse accommodation, the previous tenant has installed a mezzanine throughout the entire warehouse with the ground floor currently being temperature controlled. The premises can be let in it's current configuration or alternatively the mezzanine can be removed.</p>	<p>The property is available on a new full repairing and insuring lease for a term to be agreed.</p> <p><b>Rent:</b></p> <p>Upon application</p> <p><b>Business Rates:</b></p> <table border="0"> <tr> <td>Rateable value</td> <td>£111,000</td> </tr> <tr> <td>Rates payable</td> <td>£ 53,835</td> </tr> <tr> <td colspan="2">UBR 48.5p in the £ (2009-2010)</td> </tr> </table>	Rateable value	£111,000	Rates payable	£ 53,835	UBR 48.5p in the £ (2009-2010)																								
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<b>Service Charge:</b>	<b>Legal Costs / VAT:</b>																													
<p>This relates to the estate charges and are approximately 34p per sq ft for 2009-2010.</p>	<p>Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.</p>																													
<b>Accommodation:</b>	<b>Viewing &amp; Further Information:</b>																													
<p>The property has been measured on the basis of gross internal areas and the approximate areas are as follows:-</p> <table border="1"> <thead> <tr> <th>Unit B1</th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>GF Offices:</td> <td>2,137</td> <td>198.53</td> </tr> <tr> <td>FF Offices:</td> <td>2,169</td> <td>201.50</td> </tr> <tr> <td>Warehouse:</td> <td>7,099</td> <td>659.92</td> </tr> <tr> <td><b>Total:</b></td> <td><b>11,405</b></td> <td><b>1059.56</b></td> </tr> <tr> <td>Mezzanine:</td> <td>6,806</td> <td>632.29</td> </tr> <tr> <td><b>Total</b></td> <td><b>18,211</b></td> <td><b>1,691.89</b></td> </tr> </tbody> </table>	Unit B1	sq ft	sq m	GF Offices:	2,137	198.53	FF Offices:	2,169	201.50	Warehouse:	7,099	659.92	<b>Total:</b>	<b>11,405</b>	<b>1059.56</b>	Mezzanine:	6,806	632.29	<b>Total</b>	<b>18,211</b>	<b>1,691.89</b>	<p>Strictly by prior appointment through joint agents Curchod &amp; Co and GVA Grimley.</p> <table border="0"> <tr> <td>Tom Clews Nicola Webb</td> <td>Richard Newsam Ian Oswin David Gawne</td> </tr> </table> <div style="display: flex; justify-content: space-around;"> <div data-bbox="826 1641 1155 1809"> </div> <div data-bbox="1219 1641 1481 1809"> </div> </div> <table border="0"> <tr> <td>tom.clews@gvagrimley.co.uk</td> <td>newsam@curchodandco.com</td> </tr> <tr> <td>nicola.webb@gvagrimley.co.uk</td> <td>ioswin@curchodandco.com</td> </tr> <tr> <td></td> <td>dgawne@curchodandco.com</td> </tr> </table>	Tom Clews Nicola Webb	Richard Newsam Ian Oswin David Gawne	tom.clews@gvagrimley.co.uk	newsam@curchodandco.com	nicola.webb@gvagrimley.co.uk	ioswin@curchodandco.com		dgawne@curchodandco.com
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