

UNIT 9

Accommodation

The property comprises the following approximate gross internal areas:

Warehouse/Production	3,420 sq ft (317.71 sq m)
First Floor Offices	633 sq ft (58.86 sq m)
Total	4,053 sq ft (376.57 sq m)

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 a mid terrace warehouse/industrial unit of steel frame construction with block work elevations under a pitched insulated roof incorporating intermittent translucent roof panels. The unit benefits from a 4.9 m roller shutter door to the rear elevation and minimum eaves height of 6m. The unit benefits from heating and lighting throughout.

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:

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Amenities

- 4.9m loading door
- Offices at first floor level
- 6m eaves
- 12 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 £38,000. You are, however, advised to make your own enquiries with Woking Borough Council.

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