

COMMERCIAL PROPERTY

HIGH QUALITY WAREHOUSE/PRODUCTION UNIT

TO LET

7,813 sq ft (725.81 sq m) to 12,289 sq ft (1,141.67 sq m) **February 2010**

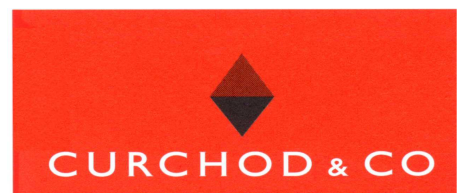


UNIT B2, KINGSWEY BUSINESS PARK, FORSYTH ROAD, WOKING, SURREY, GU21 5SA

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

<p>Location:</p> <p>Kingswey Business Park is one of Woking's many successful business locations; Woking is 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 23 minutes).</p>	<p>Amenities</p> <ul style="list-style-type: none"> • Electric loading door 4.8 m high • 6 m eaves • 29 car parking spaces • Separate yard/Loading area • 3 phase power to warehouse • Fitted offices at ground and first floor • Double height reception • WC/Disabled 																									
<p>Description:</p> <p>Unit B2 is a high quality mid terrace warehouse/production unit with fully fitted offices at ground and first floor level. Unit B2 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.</p> <p>The premises can be let in it's current configuration or alternatively the mezzanine can be removed.</p>	<p>Terms: (Subject to Contract)</p> <p>The property is available on a new full repairing and insuring lease for a term to be agreed.</p>																									
	<p>Rent:</p> <p>Upon application</p>																									
<p>Service Charge:</p> <p>This relates to the estate charges and are approximately 34p per sq ft for 2009-2010.</p>	<p>Business Rates:</p> <table> <tr> <td>Rateable value</td> <td>£98,500</td> </tr> <tr> <td>Rates payable</td> <td>£47,772.5</td> </tr> <tr> <td colspan="2">UBR 48.5p in the £ (2009-2010)</td> </tr> </table> <p>Legal Costs / VAT:</p> <p>Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.</p>	Rateable value	£98,500	Rates payable	£47,772.5	UBR 48.5p in the £ (2009-2010)																				
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<p>Accommodation:</p> <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 B2</th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>GF Offices:</td> <td>1,216</td> <td>112.93</td> </tr> <tr> <td>FF Offices:</td> <td>1,281</td> <td>118.97</td> </tr> <tr> <td>Warehouse:</td> <td>5,316</td> <td>493.90</td> </tr> <tr> <td>Total:</td> <td>7,813</td> <td>725.81</td> </tr> <tr> <td>Mezzanine:</td> <td>4,476</td> <td>415.83</td> </tr> <tr> <td>Total</td> <td>12,289</td> <td>1,141.67</td> </tr> </tbody> </table>	Unit B2	sq ft	sq m	GF Offices:	1,216	112.93	FF Offices:	1,281	118.97	Warehouse:	5,316	493.90	Total:	7,813	725.81	Mezzanine:	4,476	415.83	Total	12,289	1,141.67	<p>Viewing & Further Information:</p> <p>Strictly by prior appointment through joint agents Curchod & Co and GVA Grimley.</p> <table> <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 1541 1157 1706"> </div> <div data-bbox="1220 1541 1481 1706"> </div> </div> <table> <tr> <td>tom.clews@gvagrimley.co.uk nicola.webb@gvagrimley.co.uk</td> <td>rnewsam@curchodandco.com loswin@curchodandco.com dgawne@curchodandco.com</td> </tr> </table>	Tom Clews Nicola Webb	Richard Newsam Ian Oswin David Gawne	tom.clews@gvagrimley.co.uk nicola.webb@gvagrimley.co.uk	rnewsam@curchodandco.com loswin@curchodandco.com dgawne@curchodandco.com
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SUBJECT TO CONTRACT