

pre-letting now warehouse units

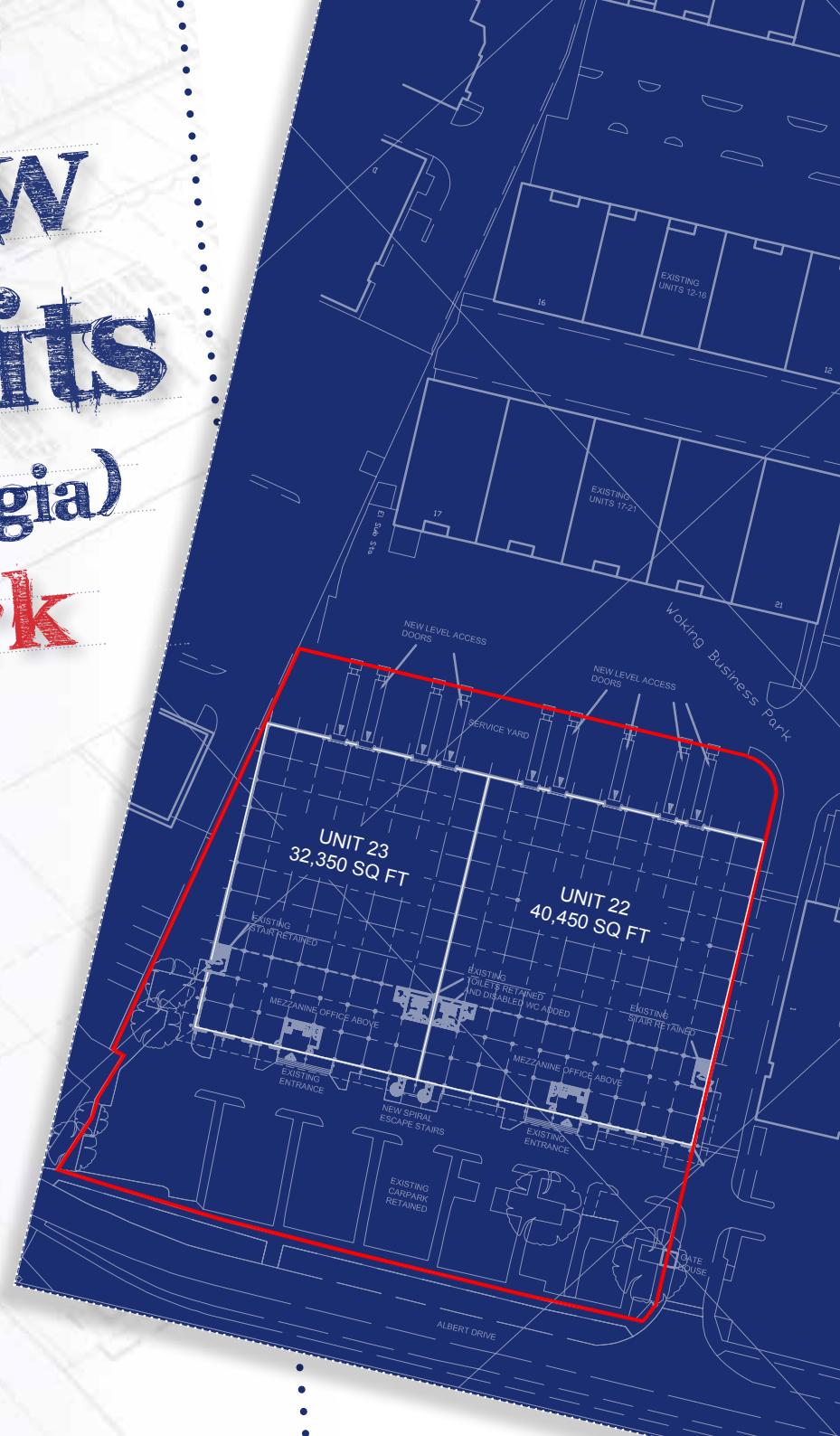
32,360-72,800 sq ft (approx. gia)

woking business park

- COMPETITIVE TERMS AVAILABLE
- OTHER COMMERCIAL USES CONSIDERED (STP)

WBP

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THE OPPORTUNITY

A planned refurbishment of two existing warehouse/industrial units which are prominently positioned fronting onto Albert Road, located in the heart of Woking's Commercial and Industrial Centre which is recognised as the Town's premier Estate with the benefit of 24 hours security.

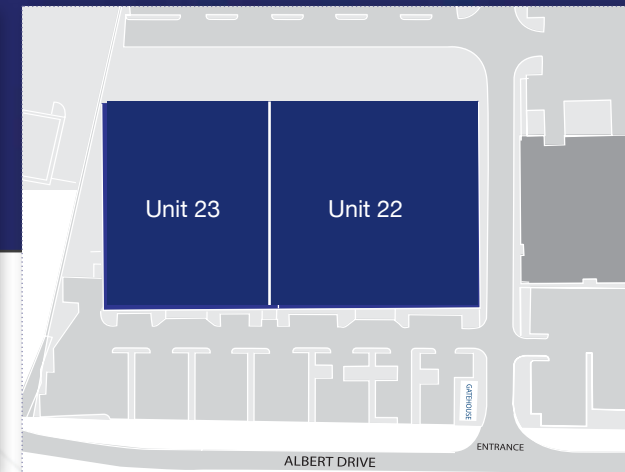
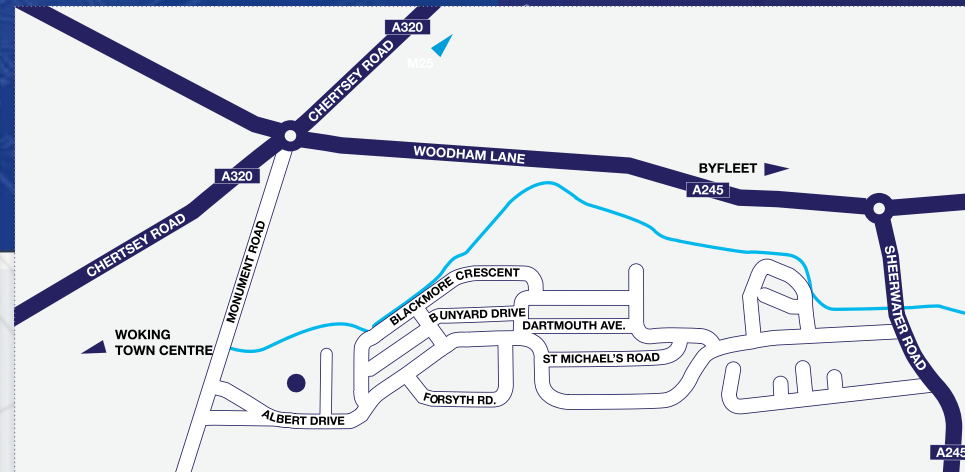
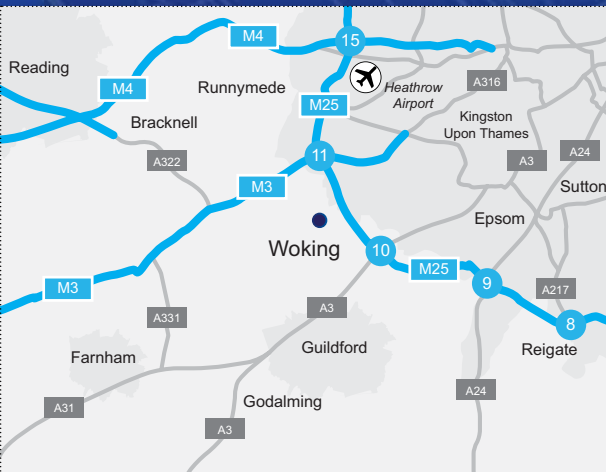


ACCOMODATION

Unit 22 is to comprise of 40,450 sq ft and Unit 23 is to offer 32,350 sq ft. The properties can be combined to provide a total of 72,800 sq ft

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BENEFITS

The properties benefit from the following amenities:

- Rear level loading doors
- Service yard
- Fitted two storey offices
- Extensive parking
- Articulated access
- 24 hours manned security
- Prominent position

LOCATION

M25 (Junction 11)	>	5.0 miles
M3 (Junction 3)	>	8.0 miles
A3	>	6.5 miles
Heathrow Airport	>	15.0 miles

TERMS

The properties are available on new Full Repairing and Insuring leases to be agreed.

RENT / VIEWINGS

Please contact the vendors joint sole agents:

Tim Clement
or Shaun Rogerson

David Bowen

Richard Newsam
or David Gawne



This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed November 2010.