

Owen Isherwood
CHARTERED SURVEYORS

Burnt Common Business Park, London Road, Send, Woking, GU23 7DS

TO LET | 1,695 TO 6,118 SQ FT (157.47 TO 568.38 SQ M)

Brand New Industrial Park with Quick Access to A3 & M25

- Quick Access onto A3 and M25
- Fully Consented B1, B2 & B8 Use
- High Quality Scheme
- Mix of Smaller Enterprise Units and Large Warehouses
- 24/7 Secure Access
- 3-Phase Power, Electric Roller Shutter Doors & LED Lighting
- Aiming for EPC A
- 8.5m - 9.5m Ceiling Heights








D2
D3
D4


E6
E5
E4
E3
E2
E1

Location

Burnt Common Business Park provides a rare opportunity to occupy industrial space with easy access to the A3. Northbound the M25 can be reached in under 15 minutes and will greatly benefit from the ongoing upgrades to the A3/M25 junction. Southbound vehicles can join the A3 in under 3 minutes and get to Guildford within 5 minutes of leaving the Park.

Description

Burnt Common Business Park is a brand new, high quality business park which completed in early 2026. The park provides a mix of 18 enterprise industrial units. The scheme benefits from 24/7 use with quick access onto the A3 and M25. Each unit has been built to a high specification with high-efficiency LED lighting, electric loading bay doors, 3-phase power and modern, energy-efficient construction materials. There will be over 150 car parking spaces provided on site which will also provide a generous amount of EV charging points. The site will be secured via access gate, landlord installed CCTV and security lighting.

Accommodation

Description	sq ft	sq m	Availability
Unit D10	1,695	157.47	Available
Unit D11	1,695	157.47	Available
Unit E3	2,728	253.44	Under Offer
Unit E4	2,728	253.44	Available
Unit E5	2,728	253.44	Under Offer
All other units	26,698	2,480.33	Occupied
Total	**38,272**	**3,555.59**	

Terms

New Lease

Rent

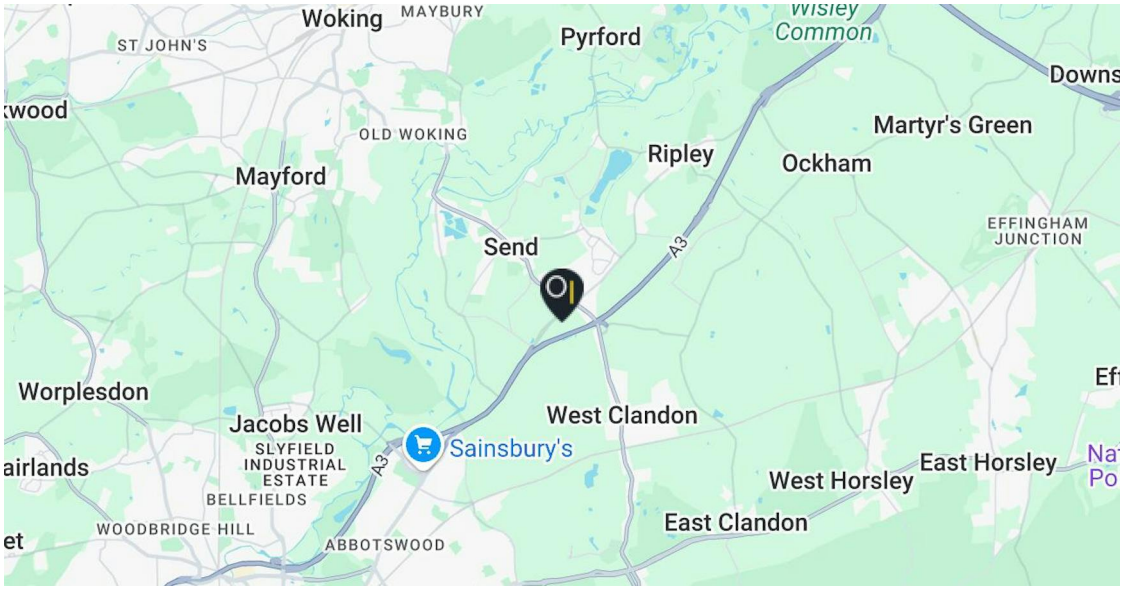
On Application

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

Legal costs

Each party to bear their own legal costs incurred in the transaction.







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