Owen Isherwood
CHARTERED SURVEYORS

Yard, Monument Way West, Woking, GU21 5EN

FOR SALE | 0.89 ACRES (0.36 HECTARES)

Open Storage

Location

Situated on Monument Way West in Woking, this large open storage site is located within a well-established commercial and industrial area. The site benefits from excellent transport links, with easy access to the A320 and close proximity to Junction 11 of the M25, providing strong connectivity to the wider motorway network. Woking town centre is a short distance away, offering mainline rail services to London Waterloo and a range of local amenities.

Description

This large open storage space is ideal for a variety of industrial uses. The site offers flexible outdoor space with good access, within an established commercial area.

Accommodation

Name	sq ft	sq m
Outdoor	38,768.40	3,601.70
Total	**38,768.40**	**3,601.70**

Price

£1,900,000 No VAT

Tenure

Subject to a 10 year Lease (outside the act) dated 15th August 2023 let to Get Yards Woking Ltd at £120,000 p.a. with mutual break clauses on the 3rd & 5th anniversaries of Lease commencement and an Open Market (upwards only) Rent Review on the 5th annivesary of the term.

There is a telephone mast to the rear producing £27,725.37 p.a. currently holding over from the previous leases expiring 2022 & 2023.

Total income: £147,725.37 p.a.

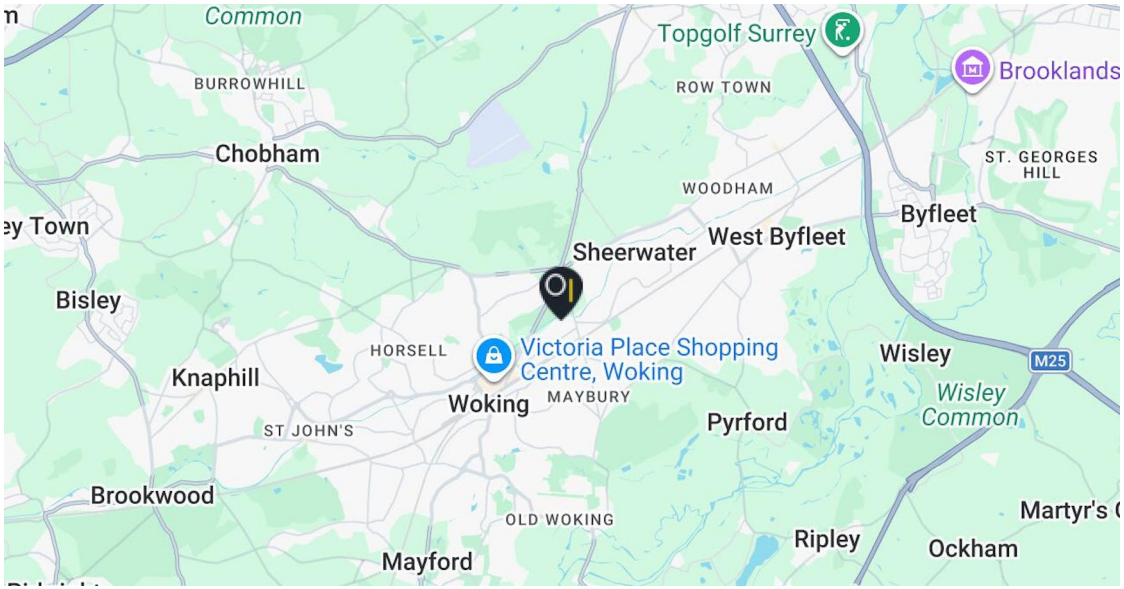
Business Rates

Plot 2:
Yard 1 RV 26/27 - £64,000
Yard 2 RV 26/27 - £19,750

Telephone Mast:
RV 26/27 - £13,000

Legal costs

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



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