Owen Isherwood
CHARTERED SURVEYORS

3A, 3B and Monument House, Monument Way West, Woking, GU21 5EN

FOR SALE | 2,809 TO 36,497 SQ FT (260.96 TO 3,390.68 SQ M)

STORM

Location

The units are located on Monument Way West, Woking, within an established commercial area. The site offers excellent access to the A3 and Junction 11 of the M25, with Woking town centre and mainline rail services to London Waterloo nearby.

Description

Plot 3B (Warwick House) fronts Monument Way West and comprises a two-storey brick building with a pitched roof and parking to the front. Plot 3A (Morrison House), accessed to the right hand side of Warwick House, is located to the rear and includes a two-storey prefabricated concrete industrial unit with a flat roof and large yard. Monument House is a multi-storey brick commercial building with gated parking and a covered loading area.

Accommodation

Name	sq ft	sq m
Building - 3A	2,809	260.96
Building - 3B	7,599	705.97
Building - Monument House	26,089	2,423.75
Total	**36,497**	**3,390.68**

Terms

Plot 3A is let to Turf Machinery on a lease expiring in 12th March 2033 at a passing rent of £47,000 p.a. with 5th yearly Rent Reviews the next being 12th March 2028. No Breaks, Inside the 1954 LL&T Act.

Plot 3B is let to Storm Lighting on lease expiring 31st August 2029 at a passing rent of £77,410.75 p.a. There is a rolling Tenant Only Break at any time from 1st September 2024 with 9 months notice in advance. Inside the 1954 LL&T Act.

Monument House is sold on a long lease dated 24th June 1993 for 125 years (92 years unexpired). Ground Rent of £5,000 p.a. with review dates in 30th September 2062 and every 10 years thereafter.

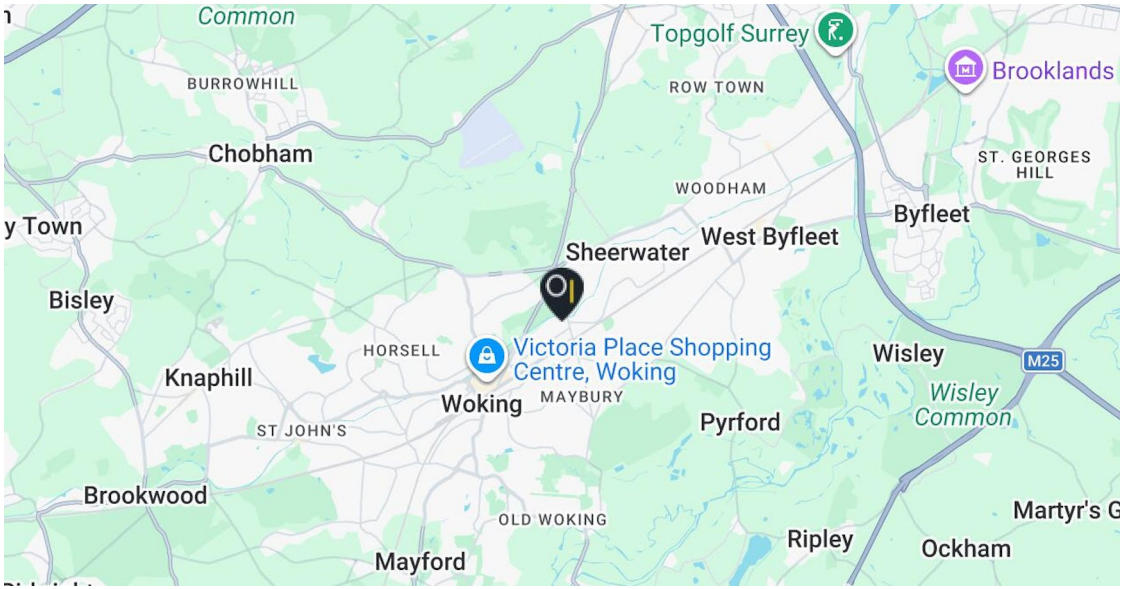
Total Income: £129,410.75 p.a.

Price

£1,750,000 No VAT

Business Rates

3A (Morrison House) - Rateable Value (26/27): £48,000
3B (Warwick House) - Rateable Value (26/27): £91,000



Contact

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