Owen Isherwood
CHARTERED SURVEYORS

Wintonlea Industrial Estate, Monument Way West, Woking, GU21 5EN

FOR SALE | 12,345 SQ FT (1,146.89 SQ M)

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Location

Situated on Monument Way West in Woking, this terraced row of industrial units 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

The overall Freehold of the estate is For Sale, which includes Units 12-20 Wintonlea, subject to a Long Leasehold interest of Units 1-11 dated 20th November 1985 (nil Ground Rent), expiring 2110, being the balance of the estate. The Estate is formed of several terraces of Light Industrial Units which are multi-let to a variety of occupiers and the Freehold TItle will also include the road access along Monument Way West, which is privately owned and unadopted.

Accommodation

Name	sq ft	sq m
Unit - 12	1,779	165.27
Unit - 13-15	4,747	441.01
Unit - 16-17	2,436	226.31
Unit - 18	1,036	96.25
Unit - 19	641	59.55
Unit - 20	662	61.50
Total	**11,301**	**1,049.89**

Price

£2,350,000 No VAT

Rateable Value

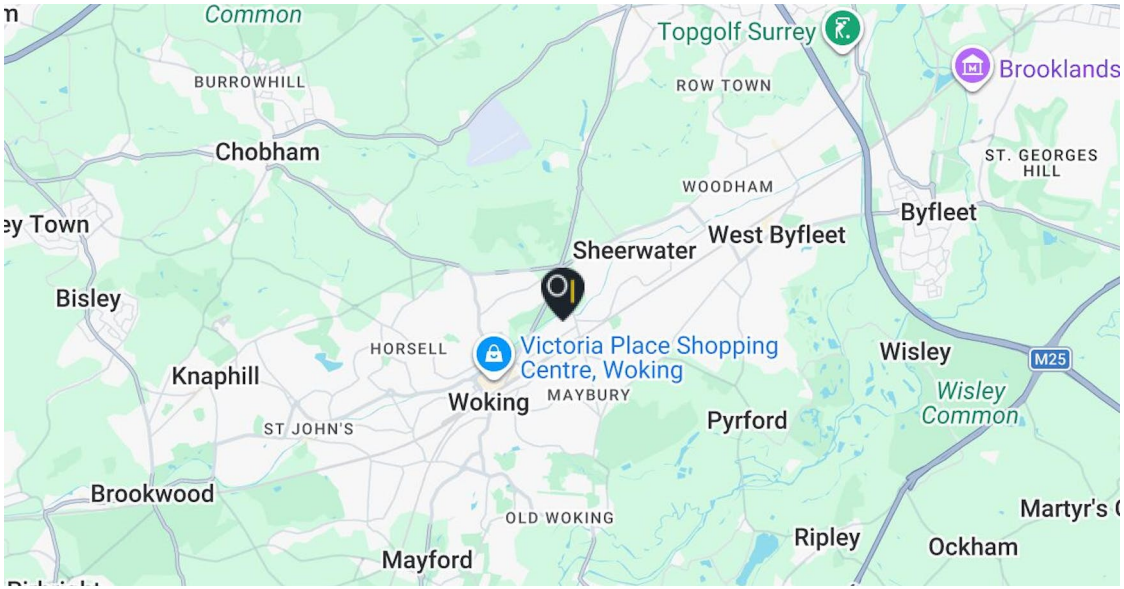
Unit 12: £35,500, Units 13-15: £72,000, Units 16&17: £38,500, Unit 18: £19,750, Unit 19&20: £26,250.

EPC

Units 16&17: D92
Remaining units currently being re-assessed.

Legal costs

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



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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated

Lease Terms Units 12-20 Wintonlea

Unit	Tenant	Term Commenced	Lease Length	Break	Rent p.a.	Rent £'s psf	LL&T Act
Unit 12	Building Testing Ltd	13/03/2018	10 years	No further breaks	£33,500	£11.87	Inside
Unit 13, 14, 15	Nikmei Ltd	09/05/2025	12 years	09/05/2031	£51,600	£10.87	Outside
Unit 16 & 17	Surrey Car Clinic Ltd	01/02/2025	10 years	31/01/2030	£29,232	£12.00	Outside
Unit 18	Anthony Allwood	31/05/2017	10 years	No further breaks	£15,250	£14.72	Inside
Unit 19	Anthony Allwood Engineering LLP	31/05/2017	10 years	No further breaks	£9,600	£14.98	Inside
Unit 20	Anthony Allwood Engineering LLP	31/05/2017	10 years	No further breaks	£9,600	£14.50	Inside
Units 1-11	C Products Ltd	20/11/1985	125 years	N/A	Nil		
				Total income:	**£148,782 p.a.**		