Office, Industrial / Warehouse

TO LET

CURCHOD&CO



Unit 18 Boundary Business Centre

Boundary Way, Woking, GU21 5DH

Hi Tech 50/50 unit

1,926 sq ft

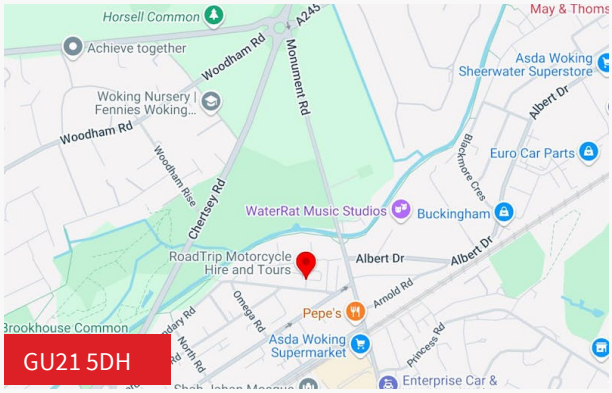
(178.93 sq m)

- Close to Woking town centre
- 6 parking spaces
- Double glazed windows
- Perimeter trunking
- Fully carpeted floor
- Electric heating
- Ground and first floor WC facilities

Unit 18 Boundary Business Centre, Boundary Way, Woking, GU21 5DH

Summary

Available Size	1,926 sq ft
Rent	£16.75 per sq ft
Rates Payable	£13,722 per annum
Rateable Value	£27,500
Service Charge	£3,311 per annum
EPC Rating	Upon enquiry



Description

The property comprises ground floor warehouse/workshop space with first floor offices. The unit is accessed via a set of double doors.



Location

Boundary Business Centre is situated on Boundary Road, close to the junction of Monument Road, approximately half a mile from Six Crossroads roundabout which links to the A320.

Woking town centre is a short walk and provides excellent shopping and cultural facilities. The mainline railway station provides a fast and frequent service to London Waterloo in approximately 28 minutes.

Woking is situated approximately 30 miles south west of central London and 6 miles north of Guildford. The estate is located approximately 1 mile north east of Woking town centre. Junction 11 of the M25 is approximately 3 miles distant and the M3 is approximately 7 miles distant.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	962	89.37
1st - Office	964	89.56
Total	**1,926**	**178.93**

Terms

The unit is available by way of a new lease for a term to be agreed. The rent is exclusive of all outgoings.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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