# Industrial / Warehouse

TO LET

CURCHOD&CO

## Unit 12

Woking Business Park, Albert Drive, Woking, GU21 5JY

## Industrial/warehouse

5,865 sq ft

(544.88 sq m)

- 4.9m loading door
- 6m eaves
- 18 car parking spaces
- First floor offices

# Unit 12, Woking Business Park, Albert Drive, Woking, GU21 5JY

## Summary

| | |
|---|---|
| Available Size | 5,865 sq ft |
| Rent | Rent on application |
| Rates Payable | £44,640 per annum |
| Rateable Value | £93,000 |
| EPC Rating | C (72) |

## Description

Unit 12 is an end of terrace warehouse/industrial unit which is to be comprehensively refurbished prior to re-letting.

The unit benefits from a 4.8m electrically operated roller shutter door to the rear elevation and a minimum eaves height of 6m.

The unit incorporates offices at first floor level, WC facilities at ground floor level together with generous on site parking to the front and rear of the unit.

## Location

Woking Business Park is located within the heart of Woking's commercial and industrial centre and is recognised as the town's premier estate fronting onto Albert Drive.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground - Warehouse/production | 4,875 | 452.90 |
| 1st - Offices | 990 | 91.97 |
| **Total** | **5,865** | **544.87** |

## Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## 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.

## Legal Costs/VAT

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

All prices are quoted exclusive of VAT which may be charged.

## 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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