



Unit 4 Boundary Business Centre, Woking

Boundary Way, Woking, Surrey, GU21 5DH

Modern Industrial Unit Available Close To Woking Town Centre

Size	2,075 sq ft (192.77 sq m)
Rent	£28,012.50 per annum

Key Points

- Modern Industrial Unit in Excellent Condition
- 4 Parking Spaces
- 2,075 sqft (192.77 sqm)

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 M25 is approximately 3 miles distant and Junction of M3 is approximately 7 miles distant.

Description

The premises provide modern, high quality industrial business accommodation of 2,075 sq.ft. (192.77 sq.m.). There are two W/C's in the unit and parking to the front for 4 cars.

Rent

The quoting rent is £13.50 per sq.ft.

Estate Charge

Currently charged at £0.67 psf.

Lease

New lease for a term to be agreed.

Legal Costs

Each party will bear their own legal costs incurred in this transaction.

Rates & Charges

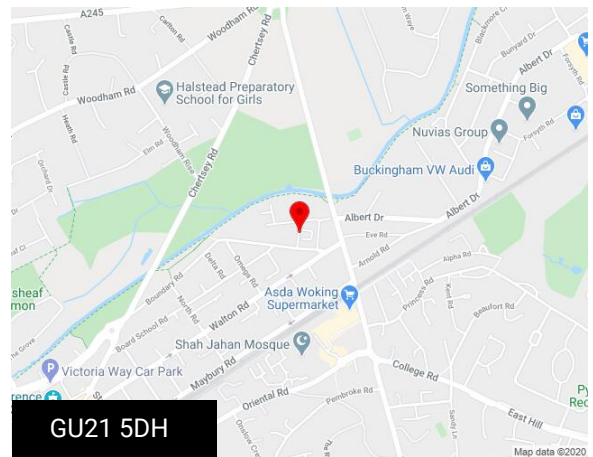
Business Rates

Rates Payable: £11,784 per annum

(based upon Rateable Value: £24,000 and UBR: 49.1p)

EPC Rating

Available upon request.



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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