



Commercial Property Consultants
Telephone (01483) 572999

THE GALILEO BUSINESS CENTRE
SEND ROAD, SEND, WOKING, SURREY GU23 7ER
Industrial / Offices / Storage

Offices from 1,000 – 12,000 sq ft GIA
Warehouse/storage from 930 – 11,000 sq ft GIA
TO LET



- *Easy HGV or other vehicle access*
- *Landlord managed*
- *Easy access to the A3*
- *3.5 miles from Woking town centre*
- *4.9 miles to J10 of the M25*
- *Fenced, patrolled site*
- *Alarmed building*
- *Broadband, wi-fi and comms options*
- *Ample dedicated and visitor parking*
- *Secure landscaped environment*

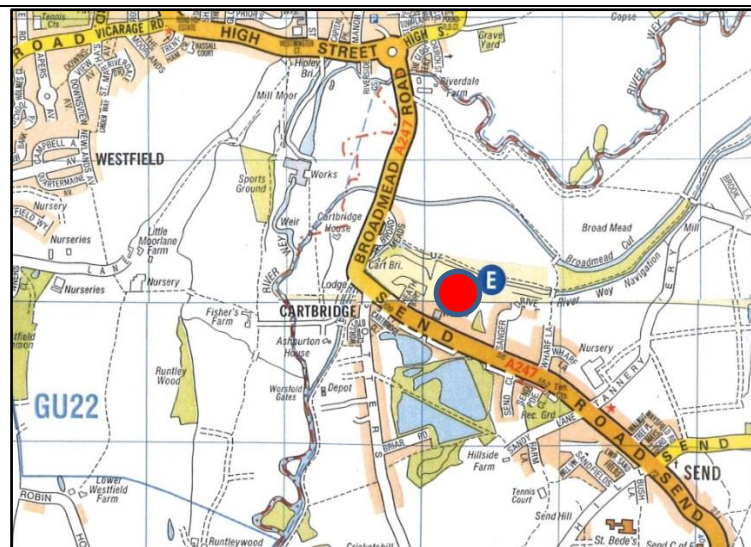


Kingstons is the trading name of Kingstons (Guildford) Limited Registered in England and Wales No. 6204957 at The Annexe, Saxon House, 28 Castle Street, Guildford, Surrey GU1 3UW Tel: 01483 572999 Fax: 01483 510499 Website: www.kingstons.net

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LOCATION

The property is located on the A247 Send Road, Woking, only 4.9 miles from Junction 10 of the M25 via the A3 London to Portsmouth Road at Ripley and 3.5 miles to Woking station.



DESCRIPTION

A complex of buildings, formerly the Headquarters of Vision Engineering, providing flexible light industrial/storage/warehouse and office space in varying sizes.

Offices are a mixture of open plan and cellular, with Cat 5 cabling, suspended ceilings, carpeted and heated.

Industrial/storage areas have their own loading doors and varying internal heights from 2.7m to 3.5m.

The property has an Energy Performance Certificate rating of D82.

ACCOMMODATION

The areas are measured on a gross internal basis.

OFFICE AREAS		SQ FT	SQ M
Zone 1	Office	4,790.00	445.00
Zone 2	Open plan office	2,856.12	265.34
Zone 3	Office	2,489.40	231.27
Zone 4	Ground floor office	1,095.00	101.72
Zone 5	1 st floor office	1,095.00	101.72

INDUSTRIAL/STORAGE/WAREHOUSE AREAS		SQ FT	SQ M
Zone 1A	Warehouse	1,997.00	185.55
Zone 10	Warehouse and workshop	2,274.33	211.29
Zone 11	Warehouse and workshop	2,310.70	214.67
Zone 12	Storage	1,466.20	136.21
Zone 13	Warehouse and storage	2,419.80	231.49
Zone 14	Storage	931.90	86.57
Zone 15	LET		

TERMS

The accommodation is available on internal repairing leases with separate estate charges.
Length of leases by agreement.

RENT & BUSINESS RATES

We are quoting **£8.00 per sq ft on warehouse/industrial elements** and **£11 per sq ft on offices**.
In addition, Business Rates will be charged on a pro-rata basis.

VIEWINGS: Please contact the sole agents for further information.

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