



Unit 13B Boundary Business Centre

Boundary Way, Woking, GU21 5DH

**First floor office/production
accommodation**

1,093 sq ft

(101.54 sq m)

- Close to Woking town centre
- Double glazed windows
- Perimeter trunking
- WC facilities
- Fully carpeted floor
- Electric heating

Summary

Available Size	1,093 sq ft
Rent	£16.75 per sq ft
Rates Payable	£7,609.75 per annum
Rateable Value	£15,250
Service Charge	£1,854 per annum
EPC Rating	C (68)

Description

The property comprises first floor open plan office/production space.

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	Availability
1st	1,093	101.54	Available

Terms

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

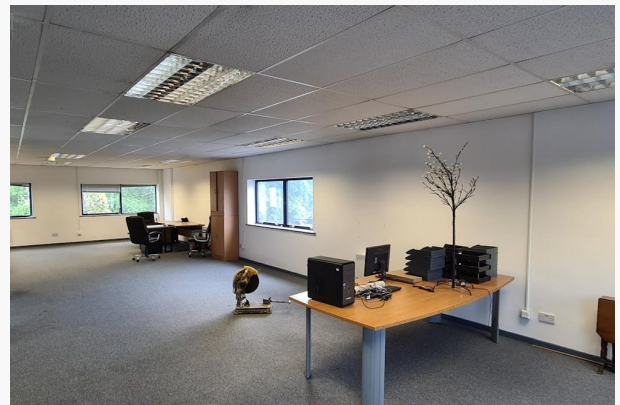
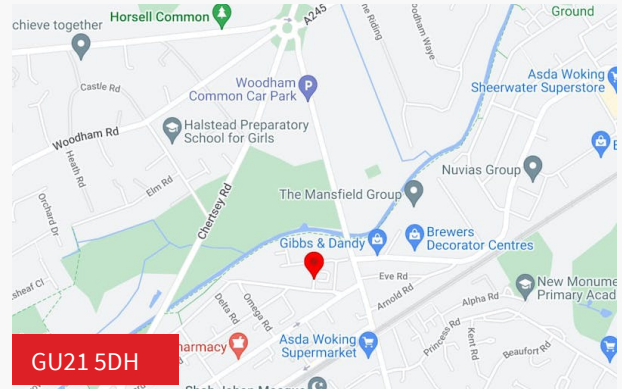
Anti Money Laundering

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 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.



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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