



Unit 7 Boundary Business Centre

Boundary Way, Woking, GU21 5DH

Modern Industrial Unit

1,541 sq ft

(143.16 sq m)

- 3 parking spaces
- Close to Woking town centre
- Roller shutter door 3.6m high
- Minimum eaves height 4.8m
- Three phase power
- WC facilities

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Summary

Available Size	1,541 sq ft
Rent	£26,950.00 per annum £17.50 per sq. ft. Subject to Contract & exclusive of VAT
Rates Payable	£9,980 per annum
Rateable Value	£20,000
Estate Charge	£3,010 per annum
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The unit provides modern, high quality industrial accommodation benefiting from WC and Kitchenette facilities.

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 of the following floor areas:

Name	Floor/Unit	Building Type	Size
Ground	Ground	Industrial / Warehouse	-

Terms

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

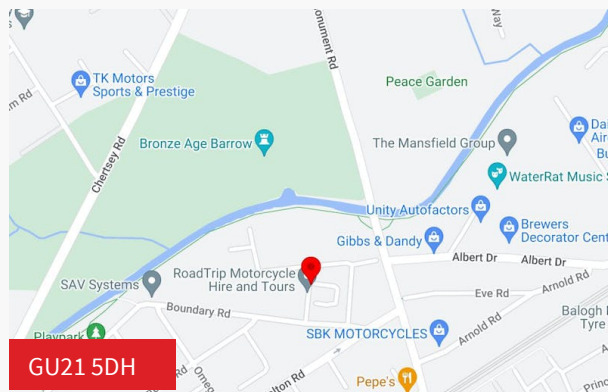
Legal Costs/VAT

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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