



Indicative image



WOKING BUSINESS PARK

ALBERT DRIVE | WOKING | SURREY | GU21 5JY



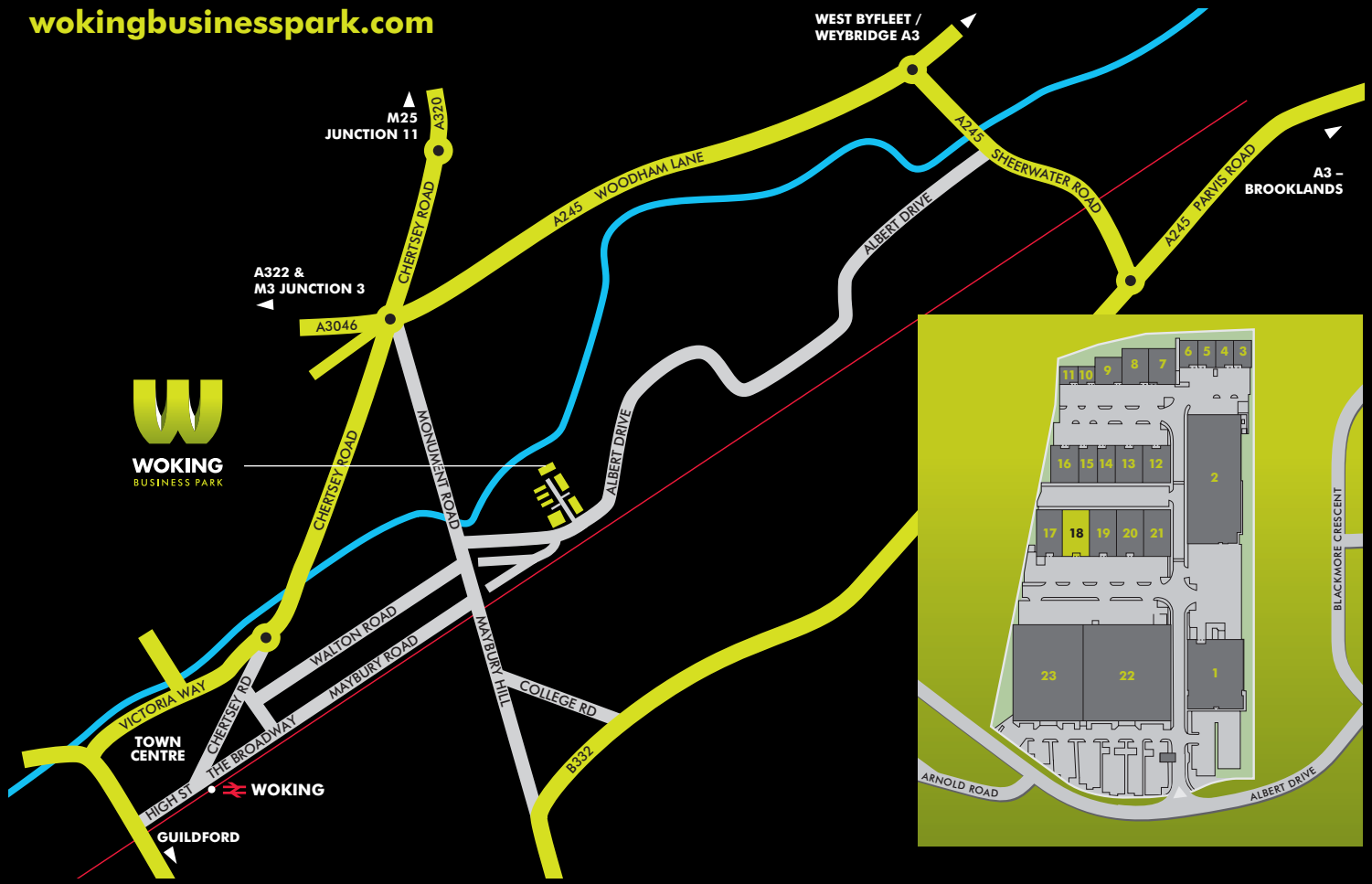
UNIT 18 **MODERN INDUSTRIAL/WAREHOUSE** **ACCOMMODATION TO LET** **UNDER REFURBISHMENT** **6,628 SQ FT (615.75 SQ M)**

- Designated yard
- 24 parking spaces
- First floor offices
- 6m eaves

wokingbusinesspark.com

A MODERN INDUSTRIAL/WAREHOUSE UNIT SET WITHIN A WELL MANAGED BUSINESS PARK ENVIRONMENT

wokingbusinesspark.com



UNIT 18 TO LET

	sq ft	sq m	eaves height	loading door	parking spaces	EPC
Warehouse/production	5,666	526.38	6m	4.8m	-	TBC
First floor offices	962	89.3	-	-	-	
TOTAL	6,628	615.57	6m	4.8m	24	

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.

DESCRIPTION

The unit is a mid terrace warehouse/industrial unit of steel frame construction with block work elevations under a pitched insulated roof.

It benefits from a 4.8m roller shutter door to the rear elevation and minimum eaves height of 6m.

The unit incorporates first floor offices, WC facilities at ground floor level together with on site parking.

AMENITIES

Offices

- Open plan
- Air conditioning / heating
- LED lighting
- Carpet tiles
- Double glazing
- Reception
- Male & female WCs
- Kitchen

Warehouse

- 6m eaves
- LED lighting
- 4.8m electric loading door

External

- Rear yard
- 24 parking spaces
- 2 electric car charging point

TERMS

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

RENT

Upon application.

RATES

To be assessed.



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