



WOKING

BUSINESS PARK

ALBERT DRIVE | WOKING | SURREY | GU21 5JY

MODERN INDUSTRIAL/WAREHOUSE ACCOMMODATION TO LET

wokingbusinesspark.com



MODERN INDUSTRIAL/WAREHOUSE UNITS SET WITHIN A WELL MANAGED AND SECURE ENVIRONMENT



DESCRIPTION

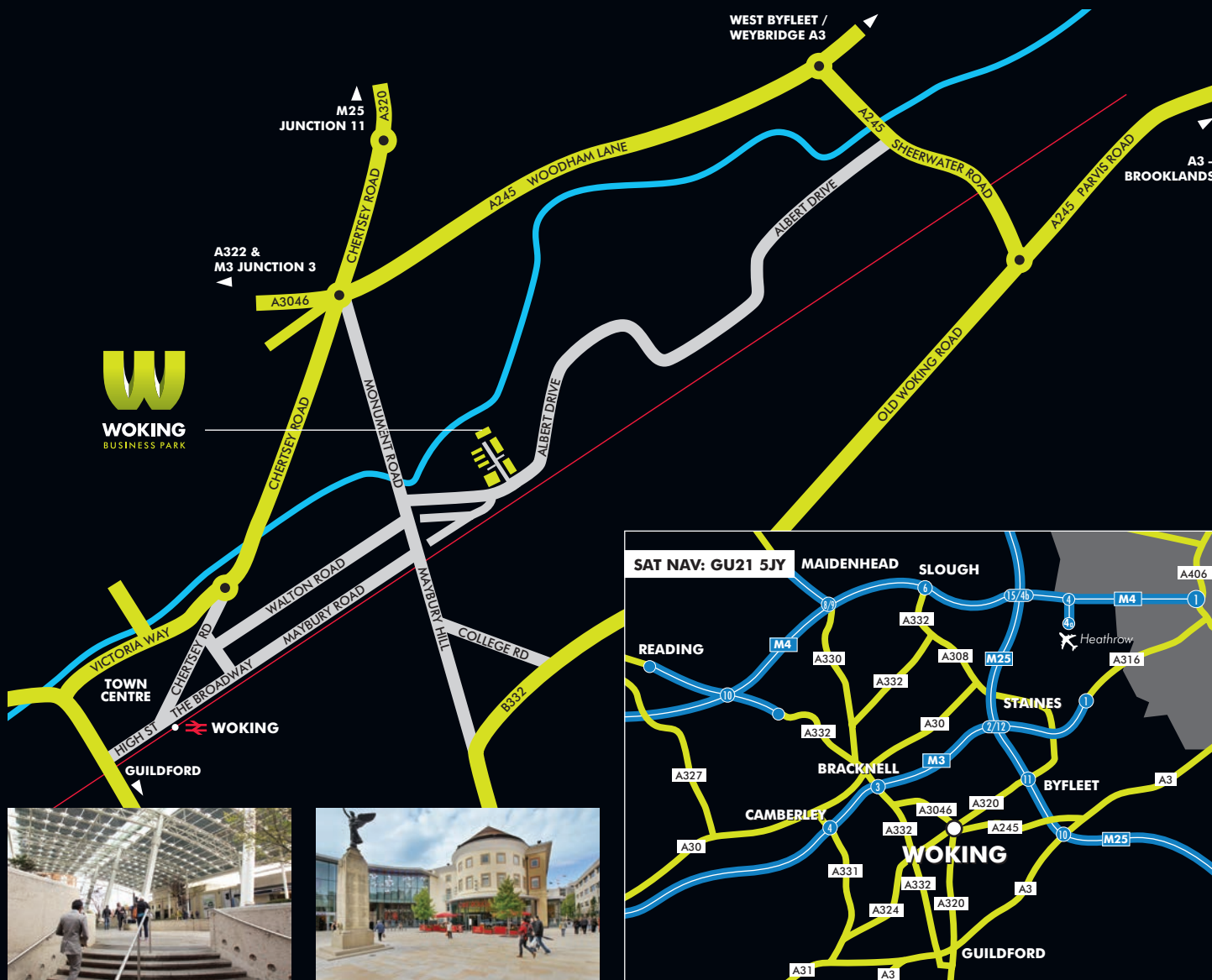
Woking Business Park is Woking's premier industrial estate providing a total of 23 self-contained buildings ranging in size from 2,512 sq ft up to 52,000 sq ft on a site in excess of 11 acres. The estate is located in a prominent position fronting Albert Drive approximately 1 mile from the town centre and with excellent road links to the M25 and M3 motorways.

The park benefits from mature landscaping and uniquely in this area, benefits from full on site security which creates both a positive first impression for visitors and a pleasant and secure working environment for tenants and their staff.



KEY ESTATE FEATURES

- | A fully managed estate with street lighting and landscaped areas
- | 24 hour unrestricted use
- | Suited to light industrial, general industrial and warehouse uses
- | Typical eaves height of 6 metres
- | 24 hour manned security and gate house
- | Good on-site parking and loading access
- | An experienced landlord and management team
- | Close proximity to the commercial community of Woking
- | Local bus service into Woking town centre



TRAVEL DISTANCES

BY ROAD

Woking Train Station	1 mile
Guildford	8 miles
M25 J11	8 miles
A3	6 miles
M3 J2/12	7.5 miles

TRAIN TRAVEL TIMES FROM WOKING

London Waterloo	24 minutes
Portsmouth	68 minutes
Southampton	56 minutes
Heathrow Airport	40 minutes
Gatwick Airport	55 minutes



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