

WOKING

Units 16 & 17 Wintonlea
Industrial Estate,
Monument Way West, GU21
5EN



INDUSTRIAL / WAREHOUSE TO LET

2,436 SQ FT

- Located on a popular industrial estate in Woking
- Eaves height of 4.1m rising to 5m
- Open plan warehouse unit
- 2 Roller Shutter doors
- Gas, Water & 3 Phase electricity

**UNITS 16 & 17 WINTONLEA INDUSTRIAL ESTATE, MONUMENT WAY
WEST WOKING**

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Summary

Available Size	2,436 sq ft
Rent	£16.50 per sq ft
Rates Payable	£10.24 per sq ft Based on 2023 revaluation which includes a first floor mezzanine which has been removed and can be deducted from the valuation.
Rateable Value	£50,000
Service Charge	Upon Enquiry
EPC Rating	Upon Enquiry

Description

Units 16 & 17 sit within the popular Wintonlea Industrial Estate which is located within two minutes of Woking town centre. The unit is currently open plan space with no dividing wall which benefits from 2 loading doors.

Location

Woking is located approximately 30 miles South West of central London and 6 miles north of Guildford Junction 11 of the M25 motorway is approximately 6 miles distant, providing easy access to the national motorway network and beyond.

Viewings

Strictly by appointment through the sole agents.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

Anti- Money Laundering

To comply with Anti Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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