LITTLEWICKS
INDUSTRIAL ESTATE

CARTHOUSE LANE, WOKING, GU21 4YP

MULTI-LET INDUSTRIAL INVESTMENT

7 UNITS / 7,121 SQ FT / £141,850 PER ANNUM

CURCHOD&CO



OFFERS IN EXCESS OF

£1,600,000

NET INITIAL YIELD

8.31%

After purchaser's costs of 6.68%. Subject to Contract.

DESCRIPTION

Littlewicks Industrial Estate comprises seven industrial units arranged in three buildings around a shared, block-paved service yard, accessed directly from Carthouse Lane.

Unit 1 is a detached unit at the front of the estate providing approximately 3,136 sq ft, fitted out as a trade counter and showroom with a full-height glazed frontage, together with ancillary storage of 685 sq ft. Unit 1 also benefits from a yard to the rear of approximately 2,500 sq ft. It has been occupied by Clifton Turf Machinery since 2012.

Units 2 to 7 are arranged in two terraces of three, each unit providing approximately 550 sq ft of workshop and storage space with its own sectional loading door and separate pedestrian door. The units suit small trade, storage and light industrial occupiers, a sector where local demand for small units remains strong.

The buildings are of steel portal frame construction with profiled steel cladding. Externally, the estate benefits from a block-paved service yard, on-site car parking, secure perimeter fencing and external LED floodlighting.

The estate is fully let to seven tenants, producing a total passing rent of £141,850 per annum.

ACCOMMODATION

UNIT	SQ FT	SQ M
Unit 1: trade counter and showroom	3,136	291.3
Unit 1: storage	685	63.6
Units 2 to 7 (550 sq ft each)	3,300	306.6
Total	**7,121**	**661.6**





LOCATION

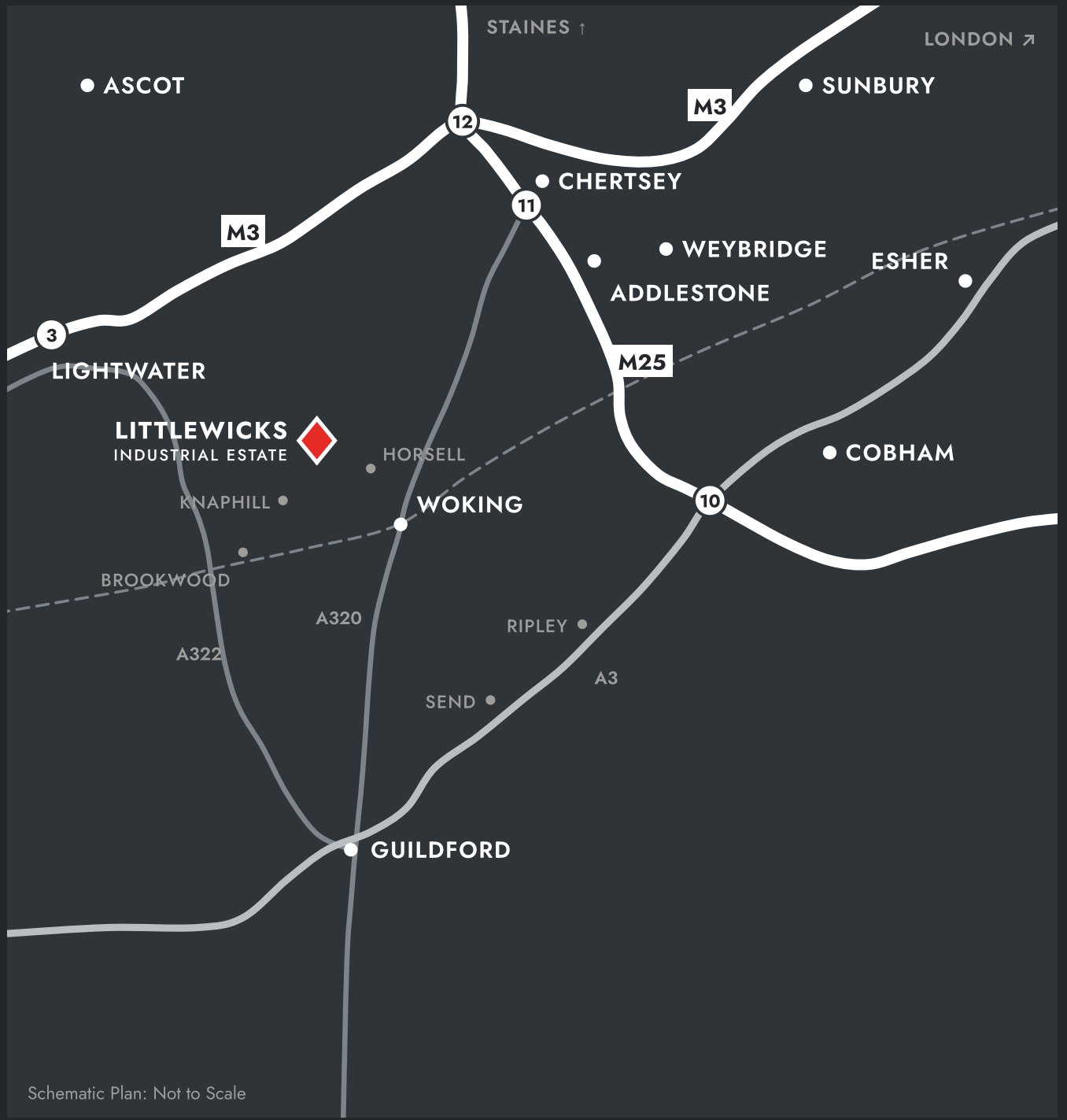
Littlewicks Industrial Estate is situated on Carthouse Lane, on the western outskirts of Woking, approximately 2.2 miles from the town centre and between the villages of Horsell and Knaphill.

Carthouse Lane connects with Littlewick Road, providing access to the A322 and A320 and, in turn, to Junction 3 of the M3 and Junction 11 of the M25, both within 6 miles.

Woking is one of Surrey's principal commercial centres, with a strong occupier base and an affluent residential catchment.

Woking railway station, around six minutes' drive away, provides frequent direct services to London Waterloo, with a fastest journey time of 24 minutes.

CONNECTIVITY	DISTANCE	JOURNEY TIME
Woking town centre	2.2 miles	6 mins (drive)
Woking railway station	2.2 miles	6 mins (drive)
M3 Junction 3 (Lightwater)	Within 6 miles	9 mins (drive)
M25 Junction 11 (Chertsey)	Within 6 miles	11 mins (drive)
London Waterloo (rail from Woking)	23 miles	From 24 mins



TENANCY SCHEDULE

UNIT	TENANT	SQ FT	SQ M	LEASE START	LEASE EXPIRY	BREAK	RENT £ PA	RENT £ PSF	COMMENTS
1	Clifton Turf Machinery Limited	3,821	355.0	01/06/2012	31/05/2027	None	64,350	16.84	Includes 685 sq ft storage, plus c. 2,500 sq ft rear yard. Rent review 01/06/2022 settled.
2	Records Management Solutions Ltd	550	51.1	18/09/2025	Tenancy at Will	None	13,500	24.55	Tenancy at Will.
3	Uniart Ltd	550	51.1	02/09/2024	01/09/2029	02/09/2026 (T)	13,500	24.55	Tenant break, 6 months' notice. Rent deposit £6,750 (inc. VAT).
4	C J Smith & A Smith t/a Horace Smith Locksmiths	550	51.1	16/11/2024	15/11/2029	16/11/2027 (T)	13,500	24.55	Tenant break, 6 months' notice. Rent deposit £6,750.
5	Press Office Solutions Ltd	550	51.1	17/08/2023	Tenancy at Will	None	12,000	21.82	Tenancy at Will.
6	Garden Imports UK Ltd	550	51.1	12/01/2023	Tenancy at Will	None	13,500	24.55	Tenancy at Will.
7	Harinder Nanda t/a Lorna's Indian Kitchen	550	51.1	17/08/2023	16/08/2028	17/08/2025 (M)	11,500	20.91	Mutual break, 6 months' notice.
	Total	**7,121**	**661.6**				**141,850**	**19.92**	(T) tenant only (M) mutual

FURTHER INFORMATION

TENURE

Freehold, subject to the rights and covenants relating to the estate road described below.

VAT

The sale is to be treated as a Transfer of a Going Concern (TOGC).

EPC

Available on request.

ESTATE ROAD

The estate service road from Carthouse Lane is included in the sale and also provides access to the adjoining allotment site, which is to be retained by the vendor. The property will be sold subject to the existing rights of way over the road, and the purchaser will be required to covenant in the transfer to maintain and repair the road to a reasonable standard. Further details are available on request.

LEGAL COSTS

Each party to bear its own costs.

ANTI-MONEY LAUNDERING

The purchaser will be required to satisfy the vendor and Curchod & Co on the source of funds and provide identification in line with current regulations.

VIEWING

Strictly by appointment through the sole agents:

Piers Leigh
07967 726301
pleigh@curchodandco.com

Kyran Copestick
07570 682204
kcopestick@curchodandco.com

CURCHOD&CO

Curchod & Co for themselves and for the vendor of this property, whose agents they are, give notice that: these particulars are a general outline only, for the guidance of intending purchasers, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct, but intending purchasers should satisfy themselves as to their accuracy by inspection or otherwise; no employee of Curchod & Co has authority to make or give any representation or warranty in relation to this property. All figures are exclusive of VAT. Subject to contract. November 2026.