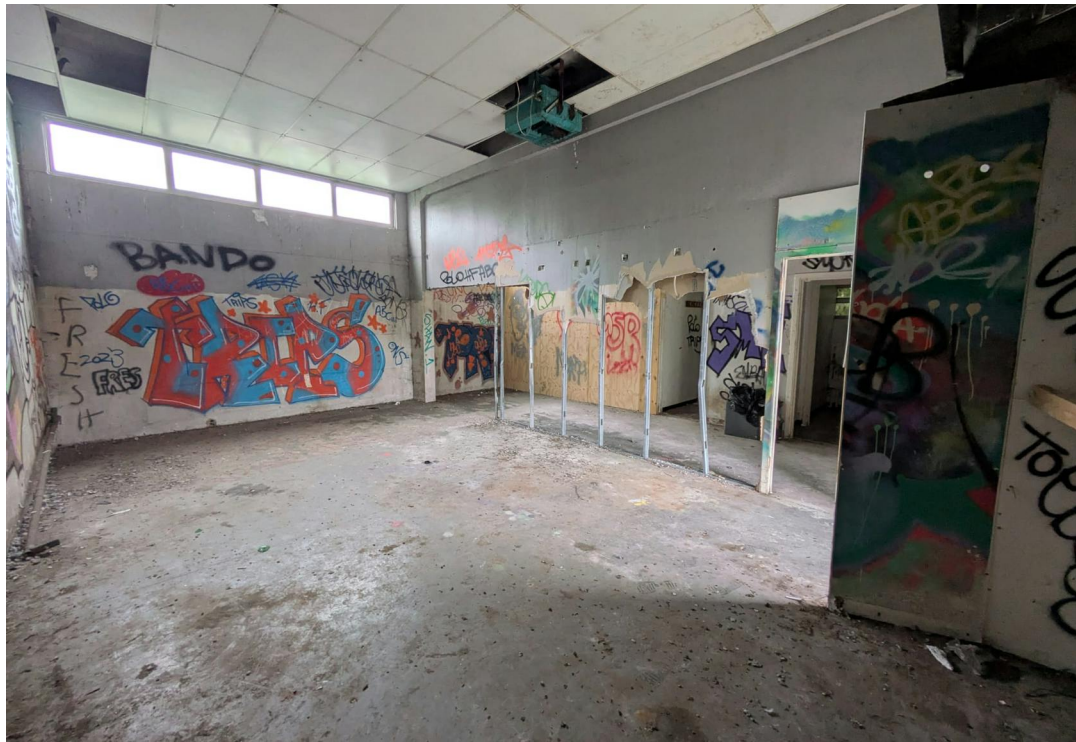




Owen
Isherwood
CHARTERED SURVEYORS

Land at Monument Way West, Woking, GU21 5EN
TO LET | 3,576.56 TO 10,158.25 SQ FT (332.27 TO 943.73 SQ M)
Class "E" Open Storage Land



Location

Strategically located on the edge of Woking town centre, this open storage land benefits from excellent access to the M25, M3, and A3. Situated in a mainly commercial area with offices, storage, and waste facilities nearby, the site faces Monument Road — a key route to Sheerwater — and is adjacent to residential units on Walton Terrace.

Description

The triangular site, located at the corner of Monument Way West and Walton Terrace, currently has a redundant building which will be stripped out internally back to "shell" with the Ground Floor offered as internal storage. The remainder of the site will be offered as cleared, levelled open storage space, available to lease separately or together. Utilities can be made available but further investigation is required due to previous disconnection. A new high level fence line will be installed for additional security.

Accommodation

Name	sq ft	sq m	Availability
Outdoor	7,773.58	722.19	Available
Unit	2,384.52	221.53	Available
Total	10,158.10	943.72	

Terms

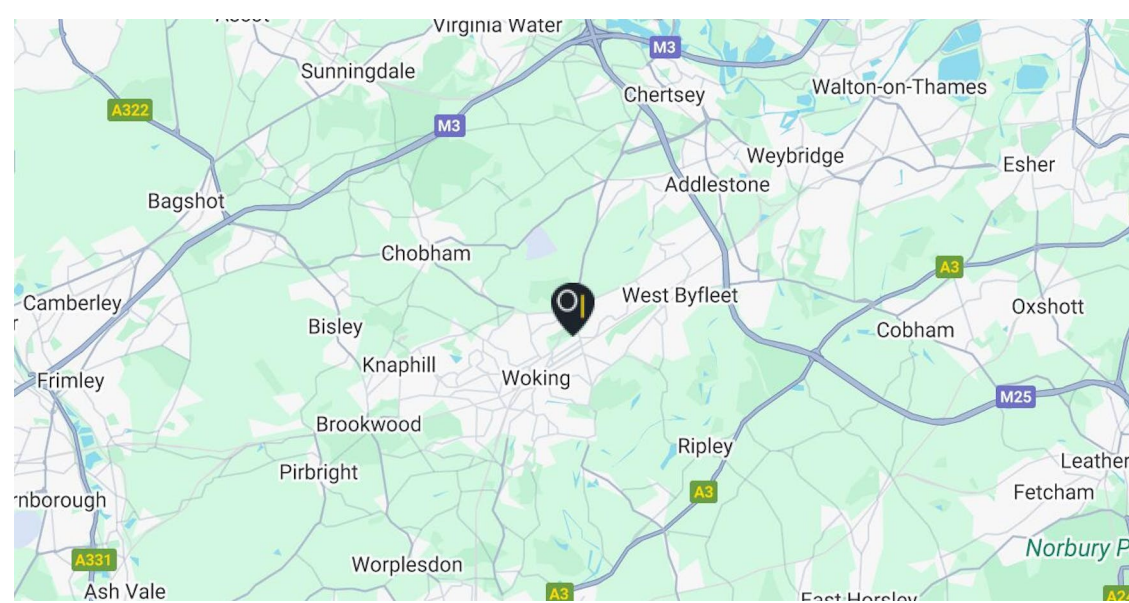
New Lease

Rent

£6.50 per sq ft Plus VAT. Rent to be inclusive of Business Rates & External Repairing Items

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Alex Bellion

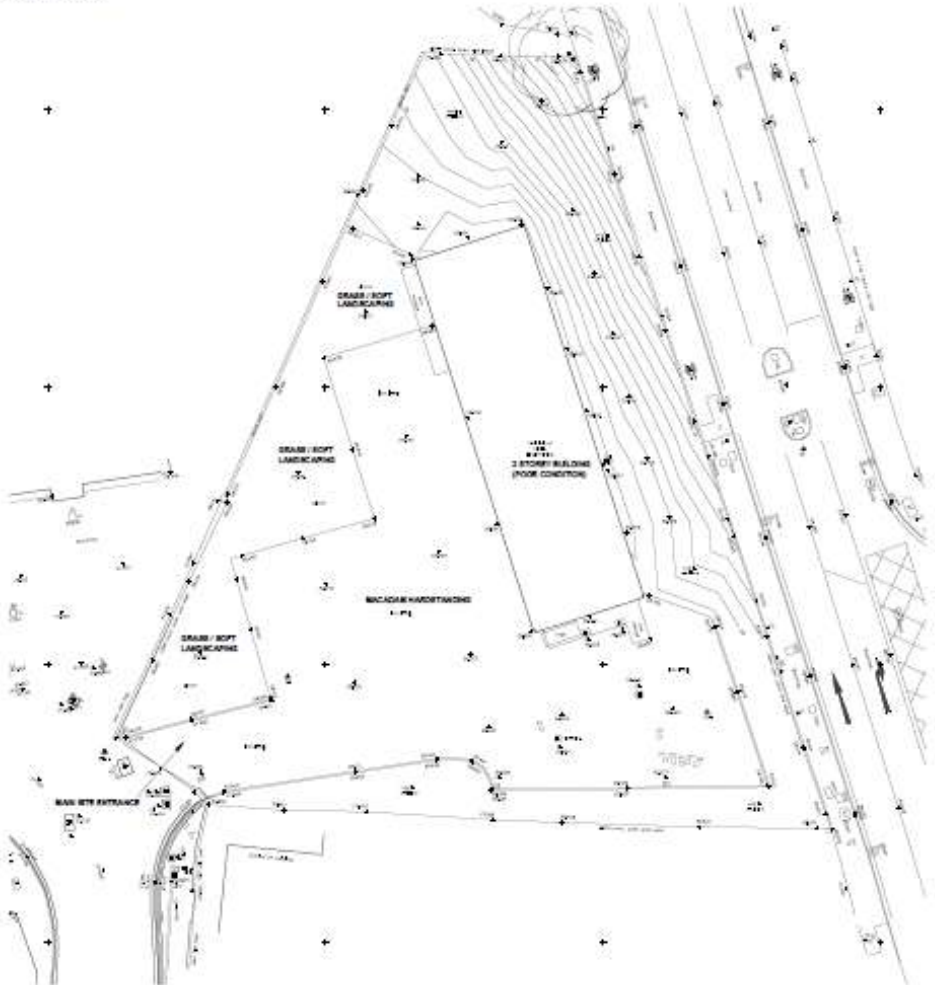
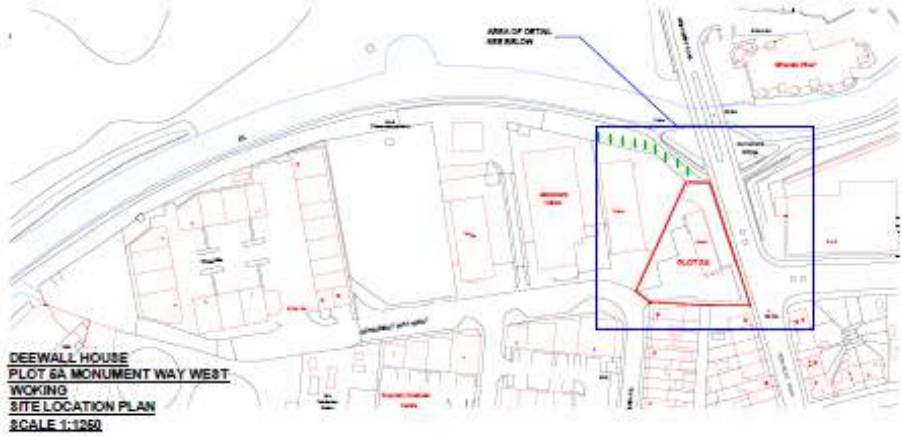
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

Charlie Williams

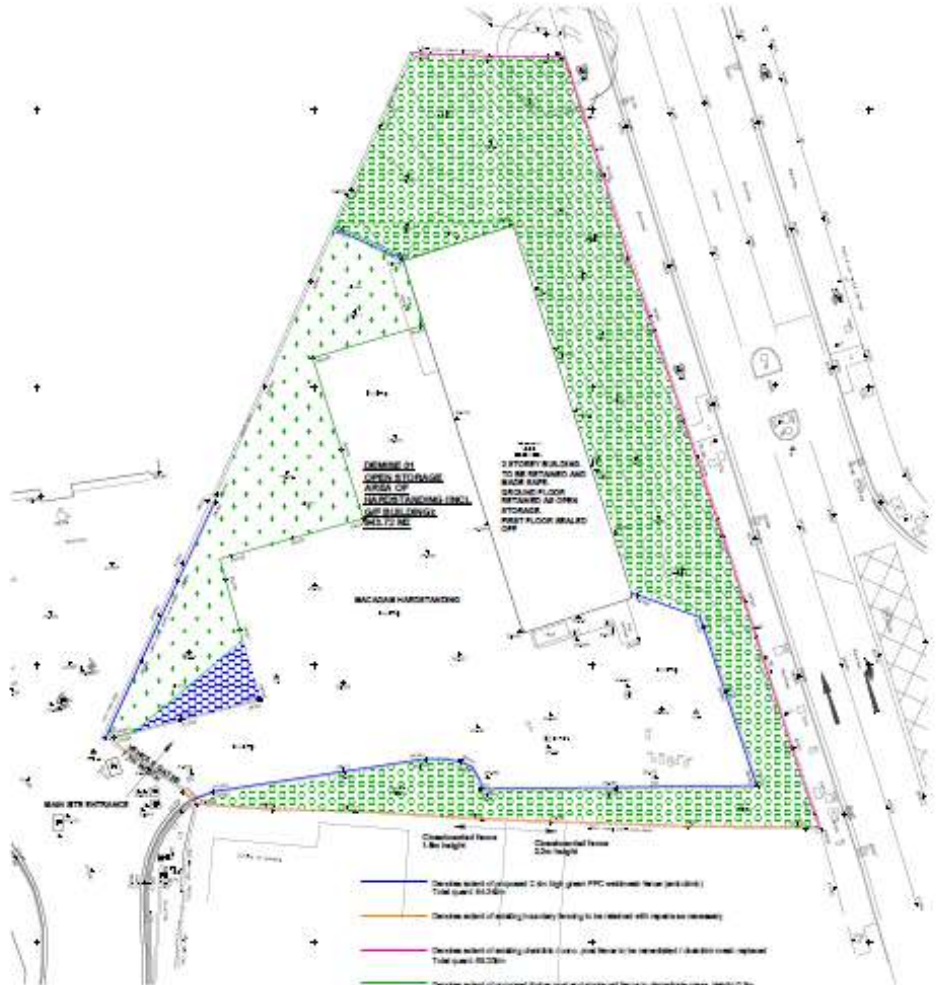
T: 01483 300 176
M: 07456 899972
E: charlie@owenisherwood.com

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1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated



SITE PLAN - AS EXISTING
SCALE 1:200



- 
 Proposed fence 1.8m height
 Total area 10.24sqm
- 
 Demise wall of existing boundary facing to be retained with repairs as necessary
 Total area 22.20sqm
- 
 Demise wall of existing shed 6.6m x 3.0m and fence to be retained. Shed to be raised
 Total area 22.20sqm
- 
 Demise wall of proposed fence post and single rail fence to be retained. Height 1.2m
 Total area 22.20sqm
- 
 Demise wall of existing soft landscaping (existing to be retained and increased in density to provide vegetation screen). 2.5m
 2.5m soft landscaping
 Total area 22.20sqm
- 
 Demise wall of existing soft landscaping (existing to be retained and protected to future planting)
 Total area 21.16sqm
- 
 Demise wall of existing soft landscaping to be retained or removed as necessary. Replacement to be done and cost provided in plan 281
 Total area 20.71sqm

SITE PLAN - AS PROPOSED
SCALE 1:200