# Industrial / Warehouse with Yard

TO LET

CURCHOD&CO



## Building K (Front)

Alpha 319, Chobham Business Centre, Woking, GU24 8JB

## Warehouse with Yard Available

WAREHOUSE

14,144 sq ft

(1,314.02 sq m)

- Separate secure yard of 0.29 acres (12,458 sq ft / 1,157.39 sq m)
- 7.6m minimum eaves height
- Large sliding loading doors
- Gated estate with on-site parking
- 3-phase power
- LED high bay lighting
- EPC rating B

# Building K (Front), Alpha 319, Chobham Business Centre, Woking, GU24 8JB

## Summary

| | |
|---|---|
| Warehouse | 14,144 sq ft (1,314.02 sq m) |
| Yard | 0.29 acres (12,458 sq ft) |
| Rent | £205,088 per annum (warehouse only). Yard available by separate negotiation. |
| Business Rates | To be reassessed. Interested parties should make their own enquiries of the local billing authority. |
| Service Charge | £15,342 per annum for the year 2026/27 |
| EPC Rating | B (49) |






## Description

Building K comprises a substantial steel portal frame warehouse, divided into front and rear units, with a two-storey office building adjoining.

The front unit provides a self-contained warehouse with a minimum eaves height of 7.6m, loading via large sliding doors, 3-phase power and LED high bay lighting. The unit benefits from separate male, female and accessible WCs, a shower facility and an alarm system.

A separate secure yard of approximately 0.29 acres (12,458 sq ft), suitable for open storage and vehicle parking, is available by separate negotiation. On-site parking is also available.

Alpha 319, Chobham Business Centre is a secure, gated estate of industrial, warehouse, yard and office accommodation, with keycode access outside normal hours. First floor office suites of 974 to 2,095 sq ft are also available within Building K for occupiers requiring office accommodation.

## Location

The premises are located within Alpha 319, Chobham Business Centre, which is situated off Chertsey Road (A319). The estate lies opposite Fairoaks Airport, which also accommodates a number of commercial occupiers.

The premises have excellent road links, being 3 miles from Junction 11 of the M25 at Chertsey, which in turn provides easy access to the national motorway network and to Heathrow and Gatwick airports.

## Accommodation

The accommodation comprises the following areas:

| Name | Building Type | sq ft | sq m | Rent |
|---|---|---|---|---|
| Warehouse (Ground Floor) | Industrial / Warehouse | 14,144 | 1,314.02 | £14.50 psf |
| Secure Yard | Open Storage | 12,458 | 1,157.39 | By negotiation |

## Terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of all outgoings.

## Anti Money Laundering

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

## Legal Costs/VAT

Each party to bear their own legal costs incurred in this transaction. The rent and service charge are quoted exclusive of VAT, which will be charged.

## Viewing & Further Information

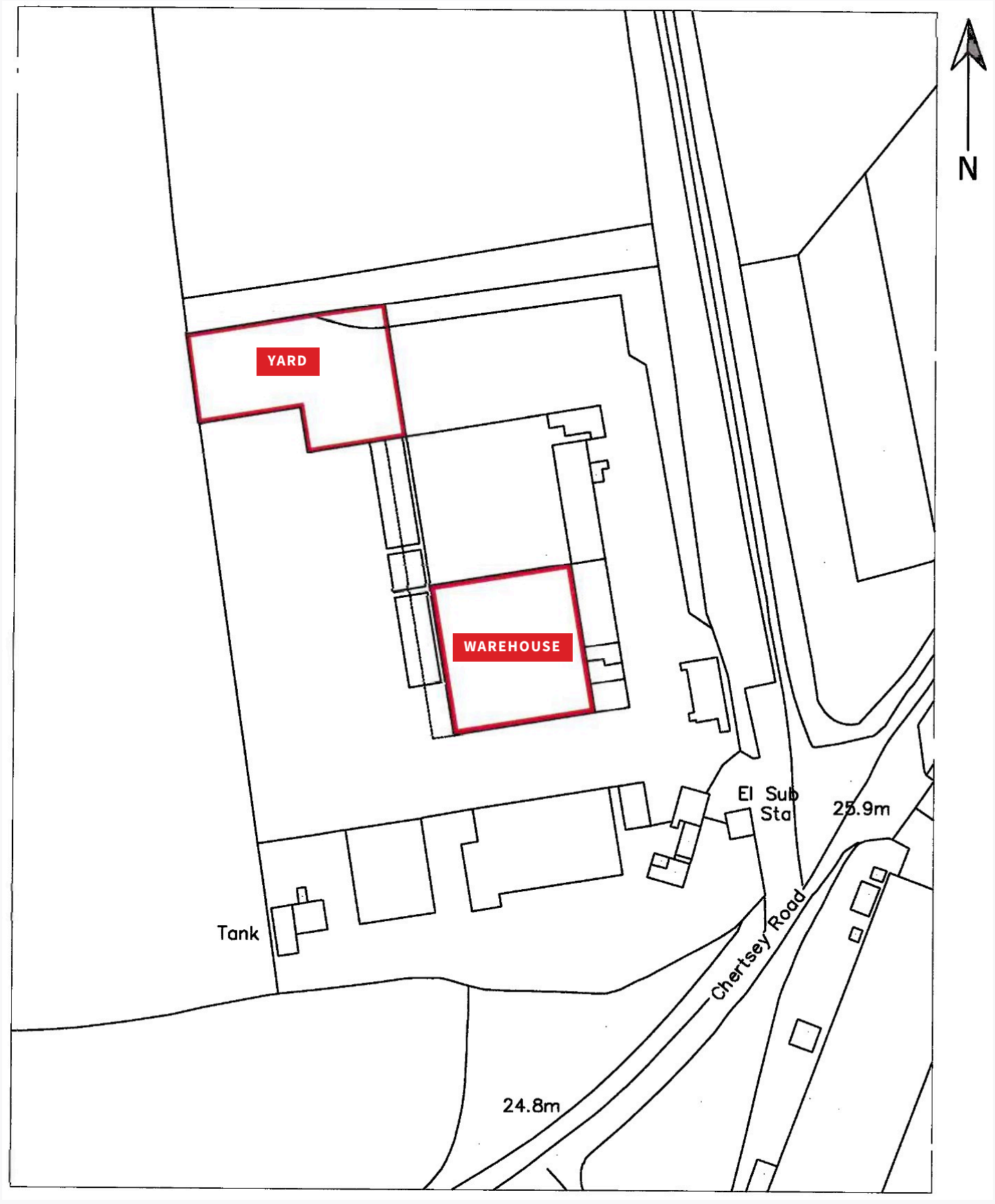
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## Site Plan




Warehouse and yard edged red. Plan for identification purposes only and not to scale. Based upon Ordnance Survey mapping, © Crown copyright.