UNIT 4 WOKING BUSINESS PARK

Albert Drive, Woking **GU21 5JY**

TO LET



4,087 SQ FT
(380 SQ M)

Industrial / Trade Counter Unit on Popular Trade Estate in Woking

Lambert Smith Hampton

Unit 4 Woking Business Park, GU21 5JY

Description

Unit 4 comprises a mid-terrace warehouse/industrial unit with two WC's, a kitchenette, office accommodation at first-floor level with a substantial mezzanine extending across the full first floor area. The unit benefits from a dedicated yard and parking provision for up to four vehicles and the estate has full on-site security.

Specification

- 1 level access loading door
- 6.1m eaves height if mezzanine is removed
- Available with or without mezzanine
- Popular trade estate
- 5 min drive to Woking Town Centre and station



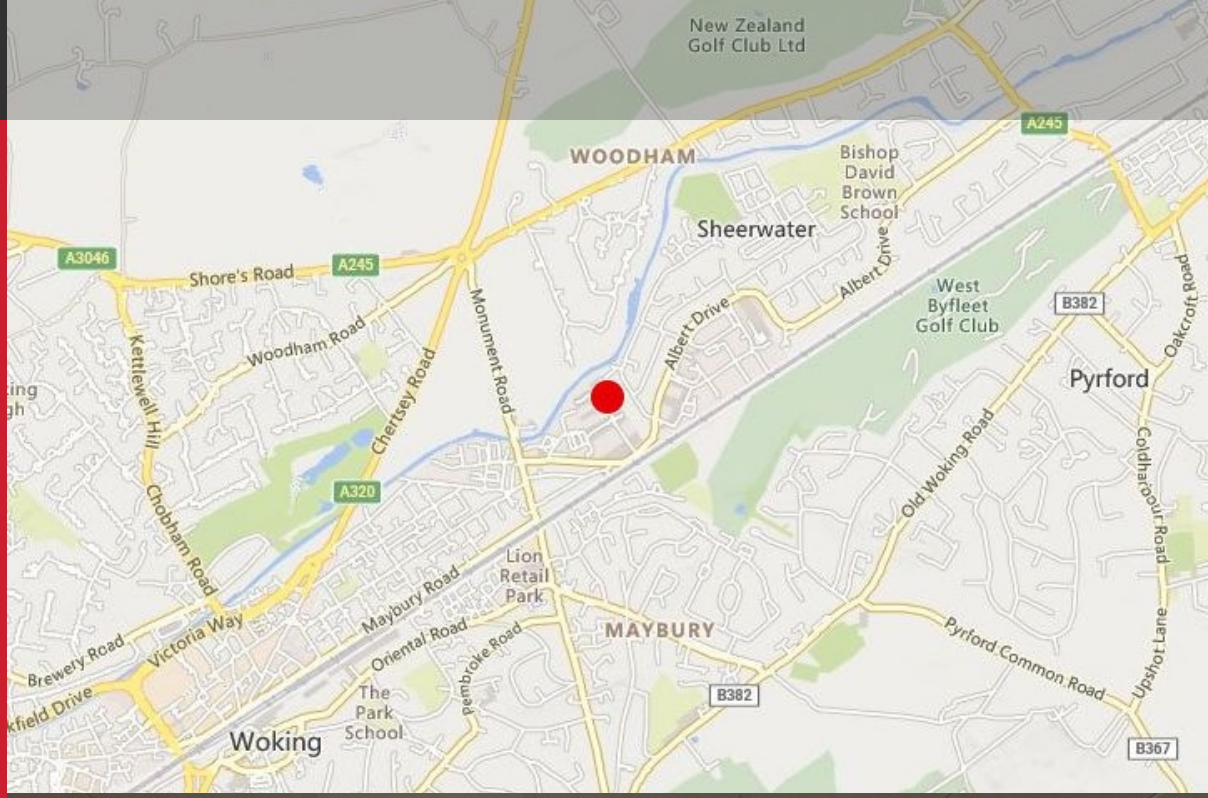
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Location

The unit is prominently positioned on Albert Drive, approximately 1 mile from Woking town centre. The location offers excellent connectivity, with Junction 11 of the M25 and Junction 3 of the M3 within 7 miles, providing rapid access to the wider South East and national motorway network. Heathrow Airport is approximately 14 miles away, Gatwick Airport approximately 29 miles away, and Woking railway station, less than 1 mile from the estate, offers regular fast services to London Waterloo.

Accommodation

Description	Size Sq Ft	Size Sq M
Ground Floor Warehouse	2,540	236
First Floor Office & Mezzanine	1,547	144
TOTAL (GIA)	**4,087**	**380**





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Additional Information

EPC
EPC Rating: D(96)

TERMS
The property is available by way of an assignment of the existing lease or a new sublease. The existing lease expires December 2029.

Alternatively a new lease can be agreed direct with the Landlord.

BUSINESS RATES
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in any transaction.

VIEWINGS
Strictly by prior appointment through the agents.

Contact

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Regulated by RICS. Date published: 26-Oct-2026

Lambert Smith Hampton