



Unit 22, Woking Business Park,
Woking GU21 5JY

High Office content
industrial/warehouse unit

TO LET

51,939 Sq Ft
(4,825 Sq M)

Unit 22, Woking Business Park, Woking GU21 5JY

DESCRIPTION

The subject unit occupies a prominent position at the front of the Woking Business Park with car parking in front and loading/servicing to the rear.

High quality air-conditioned open plan office accommodation is provided at the front of the unit over 2 floors. The industrial/warehouse area to the rear has a height clearance to eaves of circa 7m and 5.5m is the approximate minimum height to the underside of the steel supporting truss. There is loading from the service yard at the rear.

- ✓ High quality open plan air-conditioned offices
- ✓ Warehouse/industrial area with loading
- ✓ Rear service yard
- ✓ 7m to eaves (5.5m minimum height)
- ✓ 800 KVA approx. electricity supply



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse/industrial	29,558	2,746
Offices - ground	11,140	1,035
Offices - First	11,241	1,044
Total	51,939	4,825

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

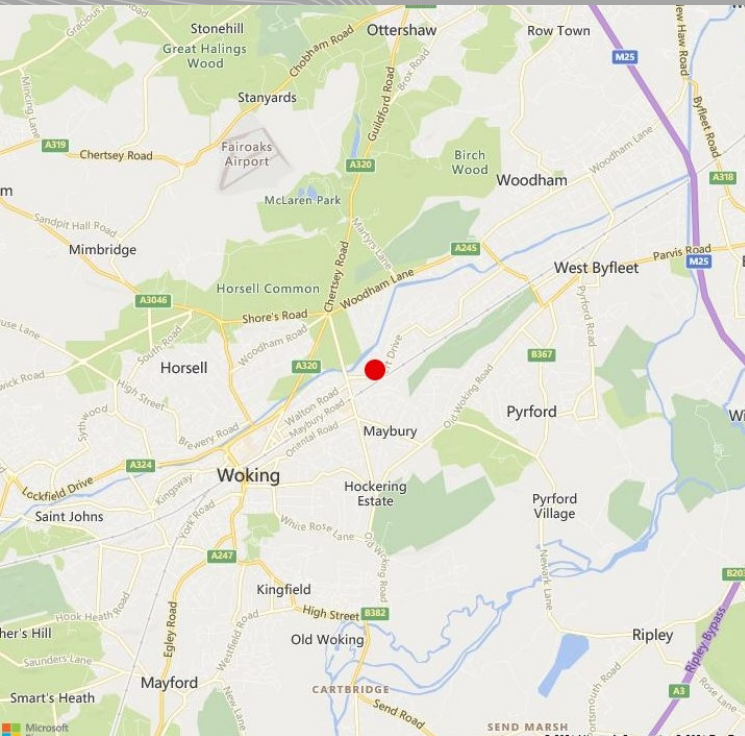
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available to let. Please contact the agents for further details.

EPC Category D (97).





LOCATION

The unit is situated at the front of the Woking Business Park on Albert Drive, Sheerwater, Woking. The Business Park is about 1.25 miles from the town centre and railway station. The M25 can be reached at junction 11 about 4.5 miles to the north via the A320 Woking Road. Woking railway station offers a regular service to London Waterloo with an approximate 30 minute duration.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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