



Plumb Centre

Portsmouth Road, Send, GU23 7JY

Modern warehouse/trade counter unit

10,109 sq ft
(939.16 sq m)

- Minimum eaves height 5m
- Electronically operated roller shutter door 4m high
- Office/trade counter
- On site parking
- Secure gated yard
- Three phase power

Summary

Available Size	10,109 sq ft
Rent	£190,000 per annum
Rates Payable	£100,455 per annum
Rateable Value	£181,000
EPC Rating	Upon enquiry

Description

The property comprises of a self contained warehouse premises most recently occupied by Plumb Centre. The premises benefit from a secure yard and car parking for approximately 8 vehicles. Internally the building benefits from an office area together with a trade counter.

Location

The premises are located in a highly prominent position fronting London Road, Send adjacent to the Shell petrol station. Send is approximately 4 miles north east of Guildford and 3 miles south west of Woking. Access to the A3 (northbound) is 2.6 miles, access to the A3 (southbound) is 0.7 miles. The M25 (Junction 10) Wisley is approximately 4 miles distant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	8,200	761.80
Ground - Offices/Trade Counter	1,909	177.35
Total	10,109	939.15

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed directly from the landlord.

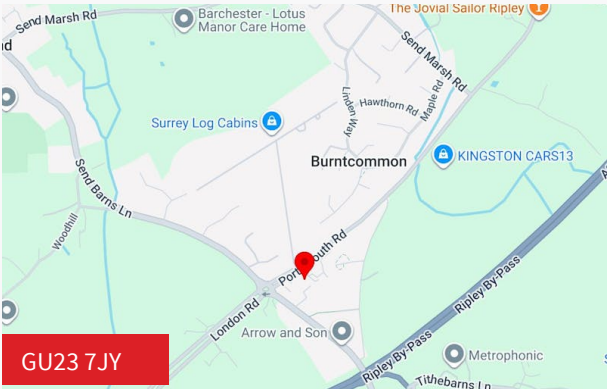
Anti Money Laundering

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 side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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