



Factory A, High Street

Old Woking, Woking, GU22 9LD

**Detached
industrial/warehouse with two
storey offices**

5,613 sq ft
(521.46 sq m)

- Previously used as a Trade Counter
- Minimum eaves height 3.44m
- Self contained gated yard
- Plentiful parking
- Loading door 4.3m Width x 2.9m Height
- Three phase power

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Summary

| | |
|----------------|----------------------|
| Available Size | 5,613 sq ft |
| Rent | Rent on application |
| Price | Price on application |
| Rates Payable | £30,802.50 per annum |
| Rateable Value | £55,500 |
| EPC Rating | D (97) |

Description

The property comprises of a detached industrial/warehouse unit with two storey offices fronting the High Street. The property benefits from an eaves height of 3.44m, three loading doors and on site parking.

To the rear of the unit there is a self contained gated secure yard. The ground floor offices were previously used as a trade counter.

Location

The property is located in a prominent position on the corner of the High Street (A247) and Manor Way. Woking town centre is approximately 3 miles distant.

The location offers convenient access to regional and national road networks. The A247 links directly to the A320 and A3, with further access to the M25 (Junction 10) and M3 motorways via the A3 and A320 corridors.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|------------------------|--------------|---------------|
| 1st - Office | 1,063 | 98.76 |
| Ground - Warehouse | 3,445 | 320.05 |
| Ground - Trade Counter | 1,105 | 102.66 |
| Total | 5,613 | 521.47 |

Terms

Available to let on a new full repairing and insuring lease for a term to be agreed or on a freehold basis.

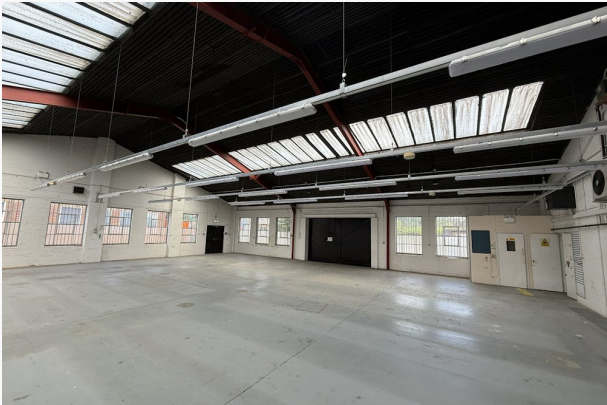
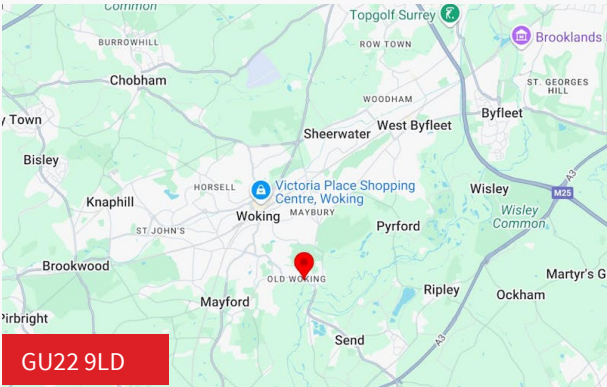
Anti Money Laundering

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 sale/letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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