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To Let 2,145 sq ft  
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CHARTERED SURVEYORS

Unit 15 Boundary Business Centre, Woking Surrey, GU21 5DH

TO LET | 2,470 SQ FT (229.47 SQ M)

## Office & Warehouse Space

- Close to Woking town centre
- 6 parking spaces
- Double glazed windows
- Perimeter trunking
- Comfort cooling
- Ground & first floor WC Facilities



## Location

Boundary Business Centre is situated on Boundary Road, close to the junction of Monument Road, approximately half a mile from Six Crossroads roundabout which links to the A320.

Woking town centre is a short walk and provides excellent shopping and cultural facilities. The mainline railway station provides a fast and frequent service to London Waterloo in approximately 28 minutes.

Woking is situated approximately 30 miles south west of central London and 6 miles north of Guildford. The estate is located approximately 1 mile northeast of Woking town centre. Junction 11 of the M25 is approximately 3 miles distant and the M3 is approximately 7 miles distant.

## Description

The property comprises ground floor office/light industrial workshop with first floor offices benefiting from a toilet and kitchenette.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse & Workshop	1,235	114.74	Available
1st - Office	1,235	114.74	Available
<b>Total</b>	<b>2,470</b>	<b>229.48</b>	

## Terms

New Lease

## Rent

£16.75 per sq ft

## Rates & Charges

Service charge: £4,190 per annum

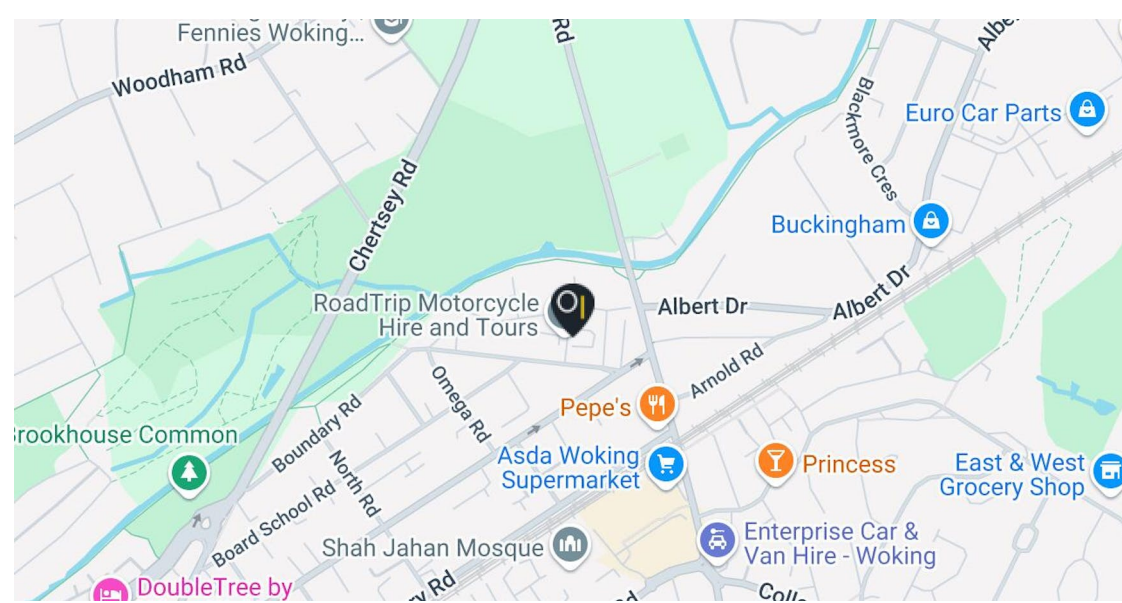
Rateable value: £33,750

## EPC

A (24)

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

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