



## Unit 4 Boundary Business Centre

Woking, GU21 5DH

### Modern Industrial Unit

2,084 sq ft

(193.61 sq m)

- Three phase power
- 3 car parking spaces
- Close to Woking Town Centre
- Eaves height: 4.8m
- Roller shutter door: 3.61m (h) x 2.68m (w)

## Summary

Available Size	2,084 sq ft
Rent	£41,263.20 per annum
Rates Payable	£18,036 per annum
Rateable Value	£41,750
Estate Charge	£3,783 per annum
EPC Rating	C

## Description

The unit provides modern, high-quality industrial accommodation, featuring WC and kitchenette facilities. It benefits from three-phase power, three allocated car parking spaces, and a convenient location close to Woking town centre. The property has an eaves height of 4.8m and includes a roller shutter door measuring 3.61m (h) x 2.68m (w), making it suitable for a range of industrial and storage uses.

## 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 north east of Woking town centre. Junction 11 of the M25 is approximately 3 miles distant and the M3 is approximately 7 miles distant

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,084	193.61	Available
<b>Total</b>	<b>2,084</b>	<b>193.61</b>	

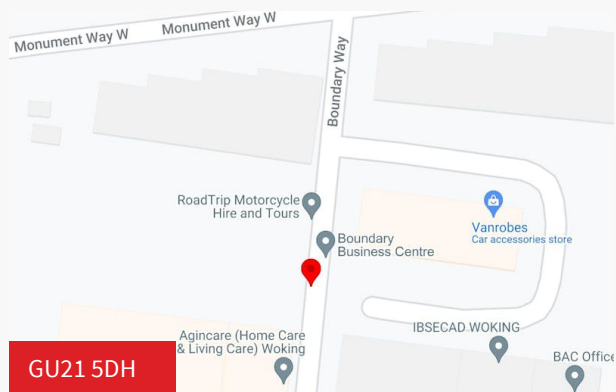
## Terms

The unit is available by way of a new lease for a term to be agreed. The rent is exclusive of all outgoings.

## Legal Costs/VAT

Each party 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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