

TO LET

12 Woking
Business Park,
Albery Drive,
Woking
GU21 5JY

5,865 sq ft / 544.88 sq m

- 4.9m loading floor
- 6m eaves
- 18 car parking spaces
- First floor offices



Location

Woking Business Park is located within the heart of Woking's commercial and industrial centre and is recognised as the town's premier estate fronting onto Albert Drive.

Description

Unit 12 is an end of terrace warehouse/ industrial unit which is to be comprehensively refurbished prior to re-letting.

The unit benefits from a 4.8m electrically operated roller shutter door to the rear elevation and a minimum eaves height of 6m.

The unit incorporates offices at first floor level, WC facilities at ground floor level together with generous on site parking to the front and rear of the unit.

Terms

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

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.

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



Tim Clement

020 7518 3322 | 07970 092974
tim.clement@carterjonas.co.uk

Shaun Rogerson

020 7529 1521 | 07970 304392
shaun.rogerson@carterjonas.co.uk

Richard Newsam

01483 730060 | 07554 455920
rnewsam@curchodandco.com

Accommodation

Ground - Warehouse/production	4,875 sq ft (452.90 sq m)
First floor office	990 sq ft (91.97 sq m)
Total	5,865 sq ft (544.87 sq m)

Important Information

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