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To Let 2,145 sq ft
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CHARTERED SURVEYORS

TO LET

Office & Warehouse Space
2,470 sq. ft (229.48 sq. m)

Unit 15 Boundary Business Centre, Woking GU21 5DH



- 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 southwest 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

Ground – Warehouse & Workshop	1,235 sq. ft	114.74 sq. m
1 st - Offices	1,235 sq. ft	114.74 sq. m
Total	2,,470 sq. ft	229.48 sq. m

TERMS

Available on a new lease with terms to be agreed

RENT

£16.75 per sq. ft exclusive of all outgoings.

RATES

Rates Payable: £13,348.25

SERVICE CHARGE

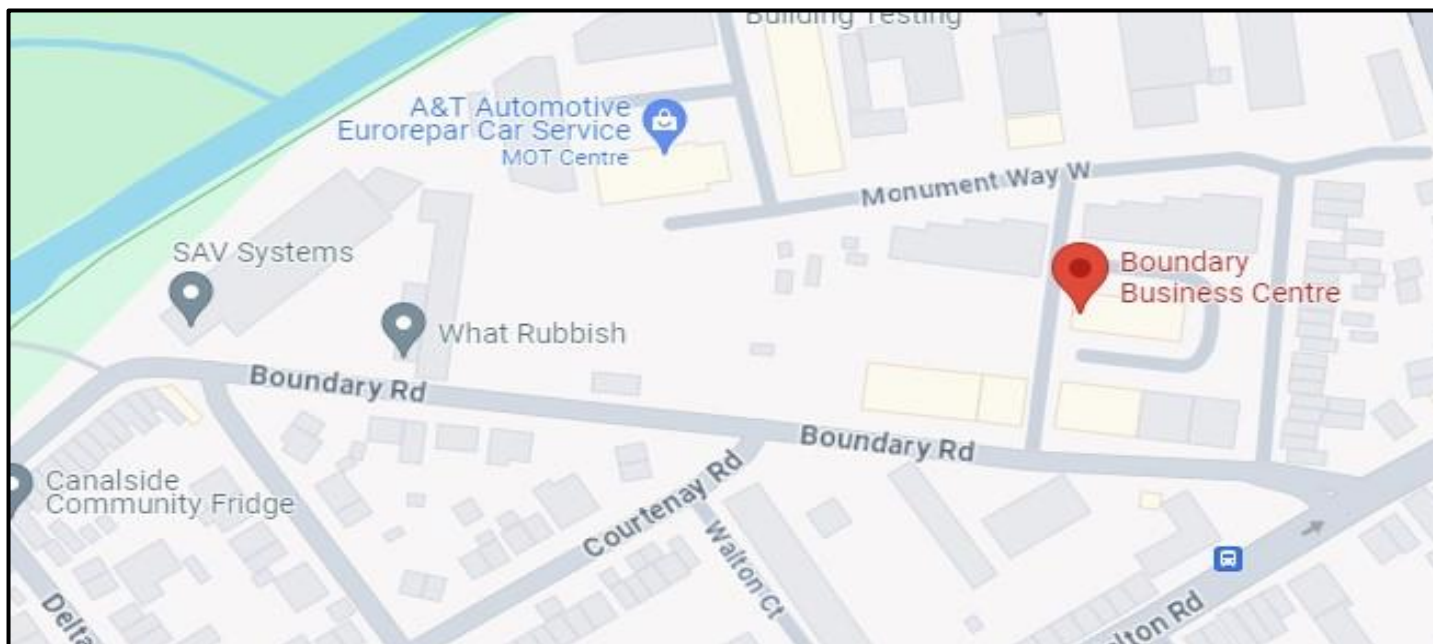
£4,190 per annum

EPC

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LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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