

Investment, Industrial / Warehouse

FOR SALE



CURCHOD & CO



333 Connaught Road

Brookwood, Woking, GU24 0AD

Self contained
industrial/warehouse unit
with yard and office content

4,231 sq ft

(393.07 sq m)

- Detached unit with mix of warehouse, office and mezzanine space
- Generous forecourt and yard areas to both sides
- Close to Brookwood Station (8 minute walk)
- Easy access to M3, M25 and A331
- Tenant insitu with potential to re-gear lease at market rent

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	4,231 sq ft
Price	£560,000
Rates Payable	£19,585.75 per annum
Rateable Value	£39,250
BER Rating	D (91)

Description

The subject property comprises a detached self-contained industrial unit of steel portal frame construction with profiled cladding and facing brick elevations. Internally, the ground floor is split into warehouse and office accommodation beneath a mezzanine floor, currently fitted for the party and catering hire tenant with racking and shelving.

The warehouse features a concrete floor, suspended industrial lighting and a full-height roller shutter door. The mezzanine is used for ancillary storage. The reception and office area includes a staff kitchenette and WC facilities and benefits from gas central heating and natural light.

The site provides dedicated parking to the front and open yard areas to both flanks.

Location

Situated on Connaught Road in Brookwood, the property lies just 0.7 km (approx. 8 minutes' walk) from Brookwood Railway Station, which offers direct services to London Waterloo in approx. 34 minutes. The area is a blend of residential and light commercial uses, with nearby occupiers including Bentley's MOT Garage and VM Carwash. Excellent road links via the A331 connect to the M3 and M25 motorways.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office/Warehouse	1,389	129.04
Ground - Industrial/Warehouse	1,406	130.62
1st - Mezzanine	1,436	133.41
Total	4,231	393.07

Terms

Freehold for sale, subject to existing tenancy.

2-year lease from 1 December 2024 to 30 November 2026 to AB EVENT HIRE LIMITED. £43,200 per annum exclusive rent, contracted out of the 1954 Act. Tenant keen to extend the lease.

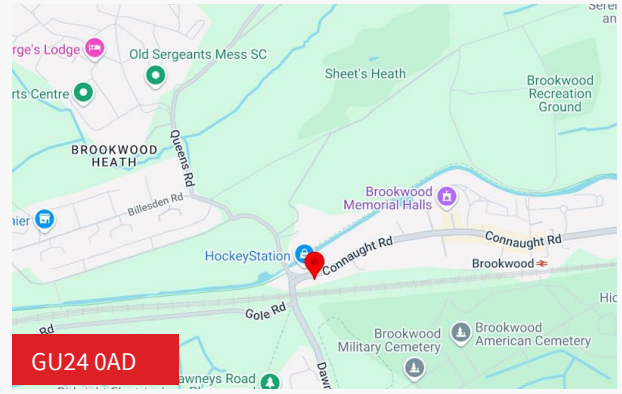
Anti Money Laundering

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 fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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