

WORKSHOP UNIT WITH LOADING DOOR AND ANCILLARY OFFICES

TO LET

£13.90 ft²

1,618 ft² (150.3 m²)

UNIT 5b COUNTRY BUSINESS CENTRE, LUCAS GREEN ROAD, WEST END, WOKING, SURREY GU24 9LZ



commercial property consultants

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- ▶ **Sorry, no public facing car repair businesses**
- ▶ **Full Sized Loading Door plus Pedestrian Access Door**
- ▶ **Loading/Unloading Area**
- ▶ **Good Size of Industrial/Warehouse Area**
- ▶ **2 Offices to the Rear of the Unit**
- ▶ **Fitted Kitchen**
- ▶ **Male & Female Toilets**
- ▶ **On Site Parking (2 x Reserved Parking Spaces)**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Country Business Centre is located off Lucas Green Road, which joins the A322 Guildford Road, giving good access to the Junction 3 of the M3 Motorway, Bracknell and the A30 serving Camberley/Staines. Locally there is a parade of shops within approximately 1 mile, and Woking Town Centre is within a short drive.



Entrance to Estate

DESCRIPTION

An industrial/storage unit, rectangular in shape, accessed by a full sized loading door approximately 4.5 metre wide and 3.2 metres in height. Internally, features include a separate kitchen, male and female toilets, 2 separate offices built in partition studwork (that could be removed if required), overhead lighting.

Minimum eaves height of the roof is around 3.5 metres, with the maximum pitch height of around 4.7metres.

The previous tenant had fitted 2 x electric heating/air cooling units which can be used by the new tenant, however, our client will not take any responsibility for their maintenance, repair or operation.

ACCOMMODATION

The following approximate areas have been calculated on a Gross Internal Basis (GIA).

Floor area	150.3 m ²	1,618 ft ²
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LEASE TERMS

The premises are available on new lease terms, with length of lease by agreement. Please note that the lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord & Tenant Act.

RENT

An annual rent of £22,500 plus VAT, exclusive of all other outgoings. Please note that leases taken longer than 3 years will include a fixed rent uplift of 5% of the annual rent applied at the beginning of the fourth year, and fixed at the 5% for the remainder of the lease term.





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IMPORTANT NOTES

The estate is not suitable for Heavy Goods Vehicles (HGVs).

There are restrictive operating hours on the estate, Monday-Friday 7.30am - 6pm, Saturdays 7.30am – 1pm. No operations on Sundays or Bank Holidays.

Sorry, no public facing car repair businesses.

BUILDINGS INSURANCE

Currently £37 per calendar month.

BUSINESS RATES

We understand from Surrey Heath Borough Council that the Rateable Value is £20,000 with rates currently payable of approximately £6,942.34 for the year April 2026 to March 2027.

OCCUPATION

The unit offers vacant possession, so quick occupation is available, with timescale by agreement.

ENERGY PERFORMANCE CERTIFICATE

26-50

B

41 **B**

VIEWING

Strictly by appointment with the **Sole Agent:**

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REF

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