



23

IBSECAD

To Let 1,743 sq ft
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Owen
Isherwood
CHARTERED SURVEYORS

TO LET

MODERN OPEN PLAN FIRST FLOOR BUSINESS SPACE
1,106 Sq. ft (102.75 Sq m)

UNIT 24, BOUNDARY BUSINESS CENTRE, WOKING, SURREY GU21 5DH

KEY POINTS

- First Floor Office
- Parking

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 M25 is approximately 3 miles distant and the M3 is approximately 7 miles distant.

ACCOMMODATION

The premises comprise of open plan, first floor B1 office space of 1,106 sq. ft with single W/C.

TENURE

A new lease is available for a term to be agreed.

RENT

£17,143 + VAT per annum (£15.50 per sq. ft)

ESTATE CHARGE

Currently £0.79 per sq. ft

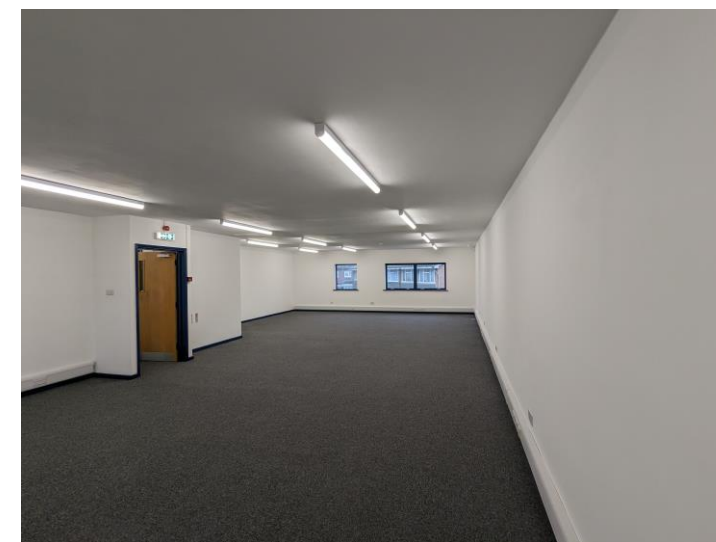
RATES

Rateable Value 23/24: £16,500

Payable: £8,233.50 per annum

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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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