



## Unit 12 Boundary Business Centre

Boundary Road, Woking, GU21 5DH

### Refurbished Industrial Unit

901 sq ft

(83.71 sq m)

- Near to Woking Town Centre
- Eaves Height
- Electric Roller Shutter Door  
2.5m(W) X 3.5m(H)
- WC Facilities
- Three Phase Power
- 4.8m Eaves Height
- 2 Carparking Spaces

## Summary

|                |   |
|----------------|---|
| Available Size | 901 sq ft   |
| Rent           | £15,768.00 per annum  |
| Rates Payable  | £6,112.75 per annum<br>The property should qualify for small business rates relief however, you are advised to make your own enquiries. |
| Rateable Value | £12,250   |
| Estate Charge  | £1,760 per annum  |
| EPC Rating     | F   |

## Description

The Unit provides newly refurbished, high quality industrial accommodation. The property benefits from WC facilities and 2 carparking spaces.

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

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Unit         | 901        | 83.71        | Available    |
| <b>Total</b> | <b>901</b> | <b>83.71</b> |              |

## Terms

The unit is available by way of a new lease directly with the landlord for a term to be agreed. The rent is exclusive of all outgoings

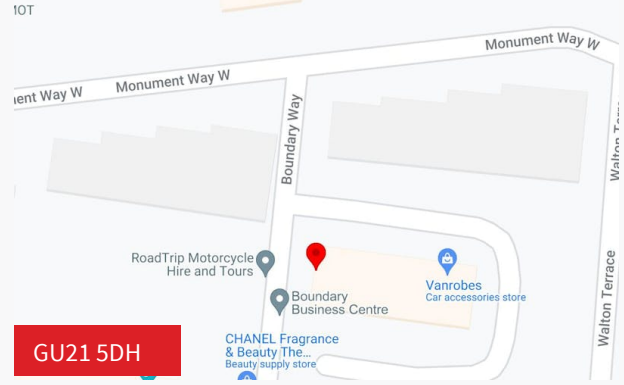
## Legal Cost/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.

## 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.



## Viewing & Further Information

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