



## Unit 3, Boundary Business Centre

Woking, GU21 5DH

### Modern Industrial Unit

1,542 sq ft

(143.26 sq m)

- Three Phase Power
- 5 car parking spaces
- Close to Woking Town Centre
- Eaves Height = 4.851m
- Roller Shutter Door = 3.592m (h)  
x 2.663m (w)

## Summary

Available Size	1,542 sq ft
Rent	£25,828 per annum
Rates Payable	£11,477 per annum
Rateable Value	£23,000
Service Charge	£2,812 per annum
EPC Rating	C (60)

## Description

The unit provides modern, high quality industrial accommodation.

## 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 of the following

Name	sq ft	sq m	Availability
Ground	1,542	143.26	Available
<b>Total</b>	<b>1,542</b>	<b>143.26</b>	

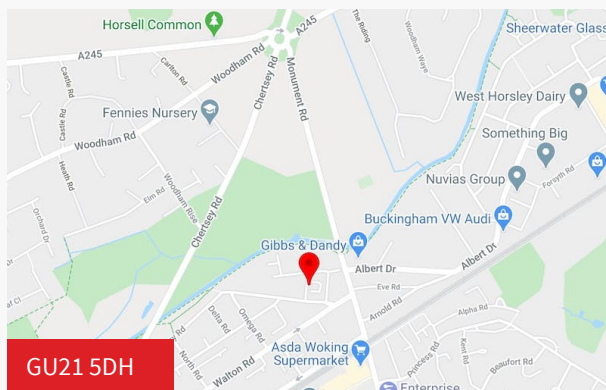
## Terms

The unit is available by way of a new lease for a term to be agreed. The rent is exclusive of all outgoing.

## Legal Costs/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.



## Viewing & Further Information

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