

# Industrial / Warehouse

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY

**FULLY REFURBISHED**



## Unit C3 Octimum

Kingswey Business Park, Woking, GU21 5SF

## High profile warehouse/industrial unit

15,907 sq ft

(1,477.81 sq m)

- Fully Refurbished
- 58 car parking spaces
- 6m eaves
- Three phase power
- Fully fitted offices
- Double height atrium
- Covered loading area and electric loading door 4.5m high

[curchodandco.com](http://curchodandco.com) | 01483 730060

Chartered surveyors, land property & construction consultants

## Summary

Available Size	15,907 sq ft
Rent	£17.50 per sq ft
Rates Payable	£71,168 per annum
Rateable Value	£139,000
Service Charge	£0.61 per sq ft
EPC Rating	C (51)

## Description

Unit C3 is a high quality, mid terrace warehouse/industrial unit with full height glazing to the front elevation and brick and curtain walling to the rear. The double height reception gives access to both the first floor offices and the full height warehouse with reduced height areas under the first floor offices/welfare area. The undercroft areas would lend themselves to further storage or converted into additional offices/welfare areas.

## Location

Octimum/Kingswey Business Park is one of Woking's many successful business locations. Woking is 28 miles south west of central London and 6 miles north of Guildford.

The town benefits from good road and railway communications with Junction 11 of the M25, 5 miles to the north and the mainline railway station offering a direct service to London Waterloo.

## Accommodation

The property has been measured on a gross internal basis and approximate floor areas are as follows:-

Name	sq ft	sq m
Ground - Industrial	13,675	1,270.45
1st - Offices	2,232	207.36
<b>Total</b>	<b>15,907</b>	<b>1,477.81</b>

## Terms

The property is available by way of a new lease for a term to be agreed. Further details available on request.

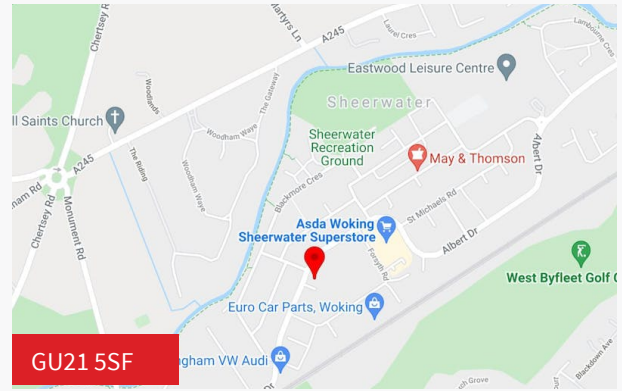
## Anti Money Laundering

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 party to be responsible for their own legal costs incurred in the transaction.

VAT may be charged at the prevailing rate.



## Viewing & Further Information

Richard Newsam

01483 730060 | 07554455920

rnewsam@curchodandco.com

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