



## Unit 22 Boundary Business Centre

Boundary Way, Woking, GU21 5DH

### Hi Tech 50/50 unit

2,074 sq ft

(192.68 sq m)

- Close to Woking town centre
- Double glazed windows
- Perimeter trunking
- Fully carpeted floor
- Electric heating
- Ground and first floor WC facilities

# Unit 22 Boundary Business Centre, Boundary Way, Woking, GU21 5DH

## Summary

Available Size	2,074 sq ft
Rent	£16.75 per sq ft
Rates Payable	£10,728.50 per annum
Rateable Value	£21,500
Service Charge	£1.07 per sq ft
EPC Rating	D

## Description

The property comprises ground floor warehouse/workshop space with first floor offices. The unit is accessed via a set of double doors.

## 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
Ground - Warehouse/workshop space	1,037	96.34
1st - Offices	1,037	96.34
<b>Total</b>	<b>2,074</b>	<b>192.68</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.

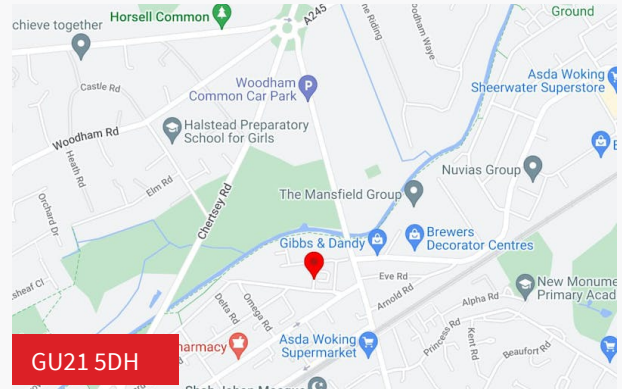
## Anti Money Laundering

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 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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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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