

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 3, Littlewicks

Carhouse Lane, Woking, GU21 4ZA

Light-industrial unit

556 sq ft

(51.65 sq m)

- On-site parking
- Full height roller shutter door
- 3.4m eaves height
- WC and kitchenette facilities

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	556 sq ft
Rent	£13,500.00 per annum
Rates Payable	£3,692.60 per annum The property should qualify for 100% rates relief however, you are advised to make your own enquiries.
Rateable Value	£7,400
EPC Rating	Upon enquiry

Description

Littlewicks comprises of seven industrial units adjacent occupiers include V4 Flooring and Cliftons Turf Machinery. Unit 3 provides ground floor Industrial accommodation, benefiting from a full height roller shutter door, W/C and a minimum eaves height of 3.4m.

Location

Littlewicks is situated on the outskirts of Woking to the west of the town centre and offers convenient road communication links to both the M3 at Junction 3 and the M25 at Junction 11 within 6 miles. Littlewicks is accessed off Carhouse Lane which links directly to Littlewick Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	556	51.65	Available
Total	556	51.65	

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Planning Use

Please note the planning use for the unit is light industrial only Class E (g) (iii)

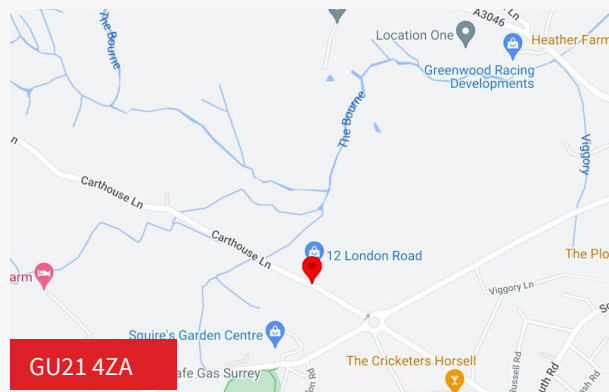
Anti Money Laundering

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

Joseph Smith
01483 730060 | 07808 896311
jsmith@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 25/04/2024