



Units 2 & 3 GMS House

Boundary Road, Woking, GU21 5BX

Two high tech 50:50 buildings

3,377 to 6,847 sq ft

(313.73 to 636.11 sq m)

- Fully fitted first floor offices
- Ground floor business space/industrial/lab space/warehouse
- 14 car parking spaces
- 2x roller shutter doors
- Separate male & female toilets

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Summary

Available Size	3,377 to 6,847 sq ft
Price	Offers in excess of £1,300,000
Rates Payable	£37,632 per annum
Rateable Value	£73,500
EPC Rating	C (52)

Description

GMS House comprises of four 50:50 high tech business premises. Units 2 & 3 comprise of ground floor lab space/industrial/warehouse accommodation with fitted offices at first floor level. Each unit benefits from wc's on the ground floor and first floor with kitchen areas at first floor level.

Location

Units 2 & 3 GMS House are 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 approximately 28 minutes.

Woking is situated approximately 30 miles south west of central London and 6 miles north of Guildford.

GMS House 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:

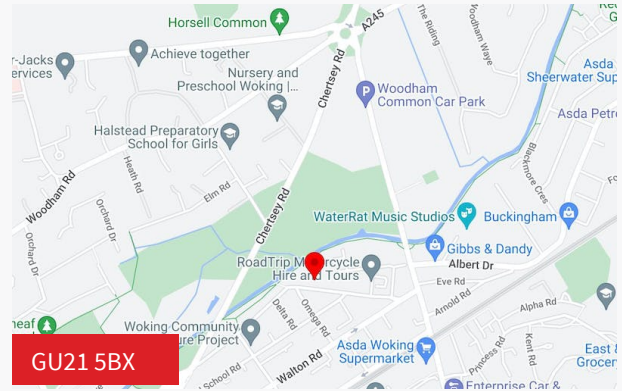
Name	sq ft	sq m
Unit - 2 Ground Floor	1,702	158.12
Unit - 2 First Floor	1,675	155.61
Unit - 2 Total	3,377	313.73
Unit - 3 Ground Floor	1,925	178.84
Unit - 3 First Floor	1,545	143.54
Unit - 3 Total	3,479	323.21
Unit - 2 & 3 combined	6,847	636.11

Terms

The units are available freehold.

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