

UNIT 12

GOLDSWORTH PARK TRADING ESTATE |
KESTREL WAY | WOKING
GU21 3BA



TRADE/WAREHOUSE UNIT. AVAILABLE NOW.

TO LET - 8,100 SQ FT (752.51 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- Available now.
- Located on Woking's busiest trade park/estate.
- Eaves 5.75m rising to 8.75m at ridge.
- On site parking.
- 1st floor offices.
- HGV loading door.

LOCATION

An end of terrace warehouse unit on the popular Goldsworth Park trading estate. Adjoins CTD tile warehouse.

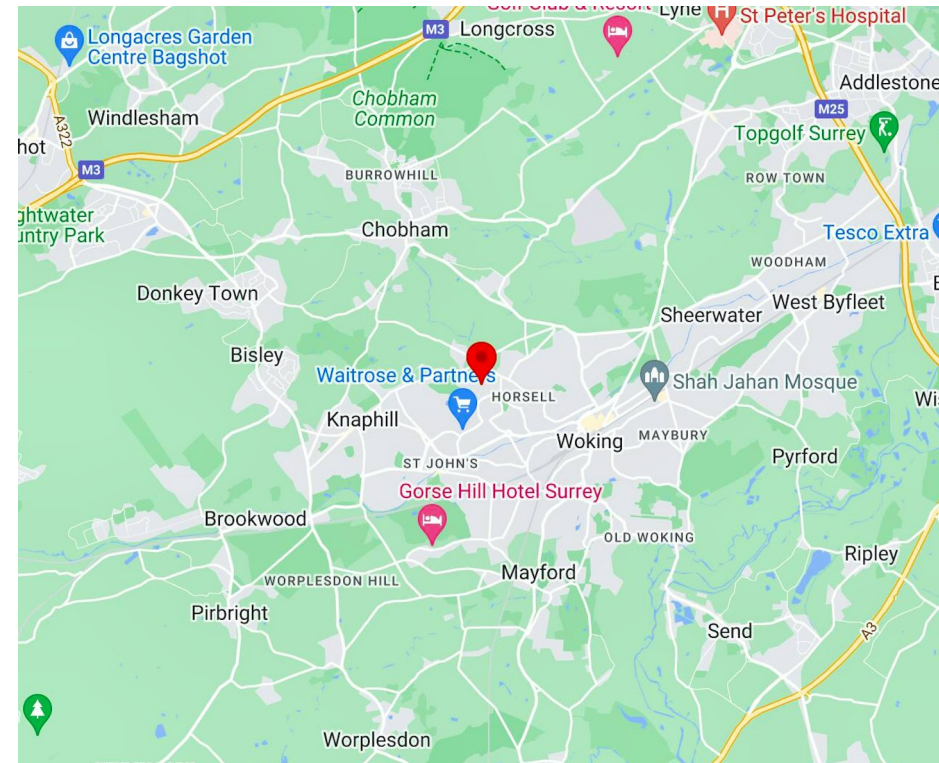
Other trade units on the estate include- Screwfix and Ceramic Tile Distribution plus Howdens Joinery, Surrey Tiles, and Travis Perkins. Other occupiers on the trading estate include Everest, Evri, Semmco, Promologistics and McLaren.

DESCRIPTION

The property is an end of terrace warehouse/trade unit. Previously occupied by Benchmarx Kitchen and Joinery (who have relocated within the estate) the property is now vacant and available for leasing.

Parking and HGV loading/access is at the front of the building. There is a single HGV level loading door. Internally there is currently a showroom/trade counter area to the ground floor with offices at 1st floor level.

The main warehouse area has a min eaves of 5.75m rising to 8.75m to the roof ridge in the centre of the warehouse. High bay lighting is provided to this warehouse area.

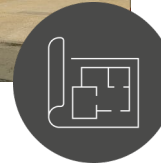


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SUMMARY

- Rent: Rent on application
- Available Size: 8,100 sq ft
- Rates Payable: £6.40 per sq ft
- EPC: D (88)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Warehouse incl undercroft.	7,370	684.70	Available
1st - Offices/ancillary	730	67.82	Available
TOTAL	8,100	752.52	

Floor areas are approximate GIA

TERMS

Available on an assignment of the existing lease from 20th July 2018 for a term of 10 years expiring 19th July 2028.

Also available on a sub-lease to July 2028. A new longer term lease may be available from the landlord for a term beyond July 2028 (subject to new lease terms/rent and covenant status).

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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Warne**



RICS



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