



**TO LET**

# Unit 19 Goldsworth Park Estate

Kestrel Way, Woking, GU21 3BA

**2,088 SQ FT  
(193.9 SQ M)**

## Key Points:

- Established trading estate
- Available by sublease until November 2029
- Approx. 5.6m clear eaves, rising to 7.6m at apex
- Fitted office & WC
- 3 Phase power supply
- 1 level access door
- Designated car parking provision to front

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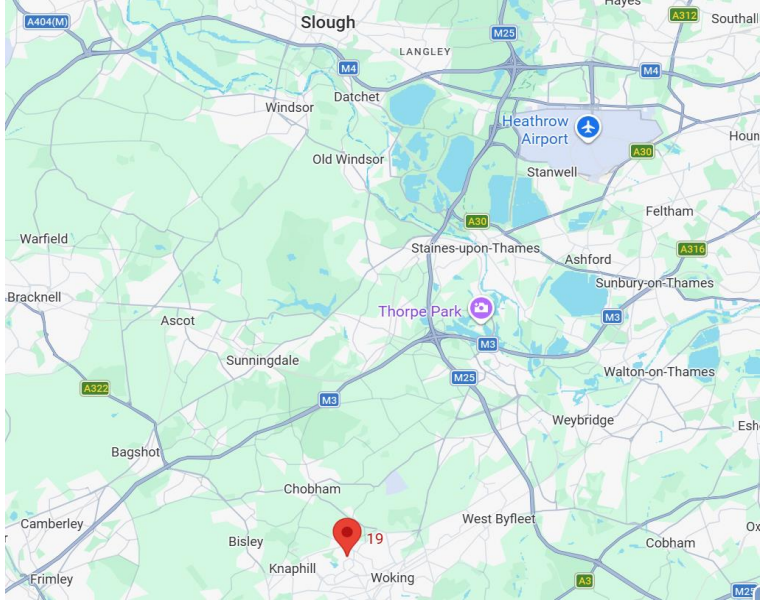
# Description

Unit 19 is a mid-terraced, light industrial space on a busy trading estate comprises clear-spanned warehouse with shutter access and WC & kitchenette facilities. It also benefits from first floor office accommodation alongside allocated parking spaces and a shared loading yard to the front.

# Location

Goldsworth Park Trading Estate is located on Kestrel Way in Woking, offering easy access to the A320 and the M25 orbital system (J11).

Woking Railway Station is approximately 15 minutes away via regular local bus services nearby, providing frequent and high-speed connections to London Waterloo Station through South Western Railway services.



# Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse/Offices	2,088	193.9
<b>Total</b>	<b>2,088</b>	<b>193.9</b>

# Rent

Rent on Application

# Business Rates

Interested parties are advised to make their own enquires with the local council.

# Energy Performance Rating

g1 - D

# Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

# Terms

The unit is available by way of a sublease until November 2029

# VAT

All prices and other costs quoted exclusive of VAT.

Further details available upon request.



Indicative Photos\*



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