



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Industrial and Office Units Available
1,000 sq. ft. – 12,000 sq. ft.

Lucas Green Nurseries, Lucas Green Road, West End, Woking, GU24 9LY

LOCATION

The subject site is a formed of multiple agricultural and industrial buildings and offices located just off Lucas Green Road, West End. The surrounding properties are primarily residential although there are other industrial sites located along Lucas Green Road including commercial occupiers such as Surrey Graphics, Penny Hill Timber and Challenge Fencing. Lucas Green Nurseries is approximately 3.7 miles North of Brookwood mainline train station which has regular services to both London Waterloo and Alton. The M3 is located 3.2 miles to the Northwest giving access to the M25 and the South Coast. The closest Bus route is in West End by Fellow Green (0.4 miles) and provides services to Guildford, Brookwood and Chobham.

DESCRIPTION

The subject site is accessed via a site entrance adjacent to a residential unit. The site contains a mix of agricultural buildings, storage and packaging buildings, offices and greenhouses. With the various buildings being able to be occupied as a whole or split into smaller units (where possible and Subject to Planning).

ACCOMODATION

Industrial – Sizes from 500 -10,000 sq ft.

Offices – Sizes from 100-1,700 sq ft

RENT

Industrial - £25 psf

Open Storage - £7 psf

Inclusive of Rates & Service Charge.

TERMS

New leases is available with terms to be agreed.

EPC

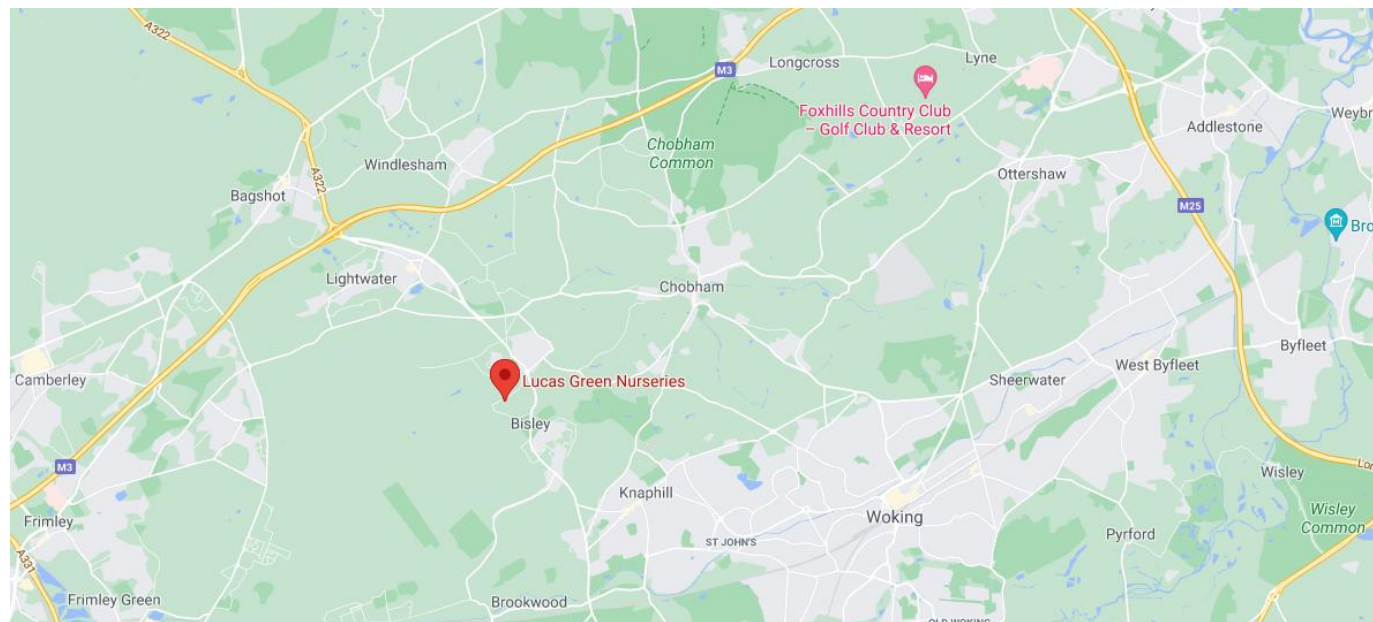
To be assessed.

RATES

To be assessed.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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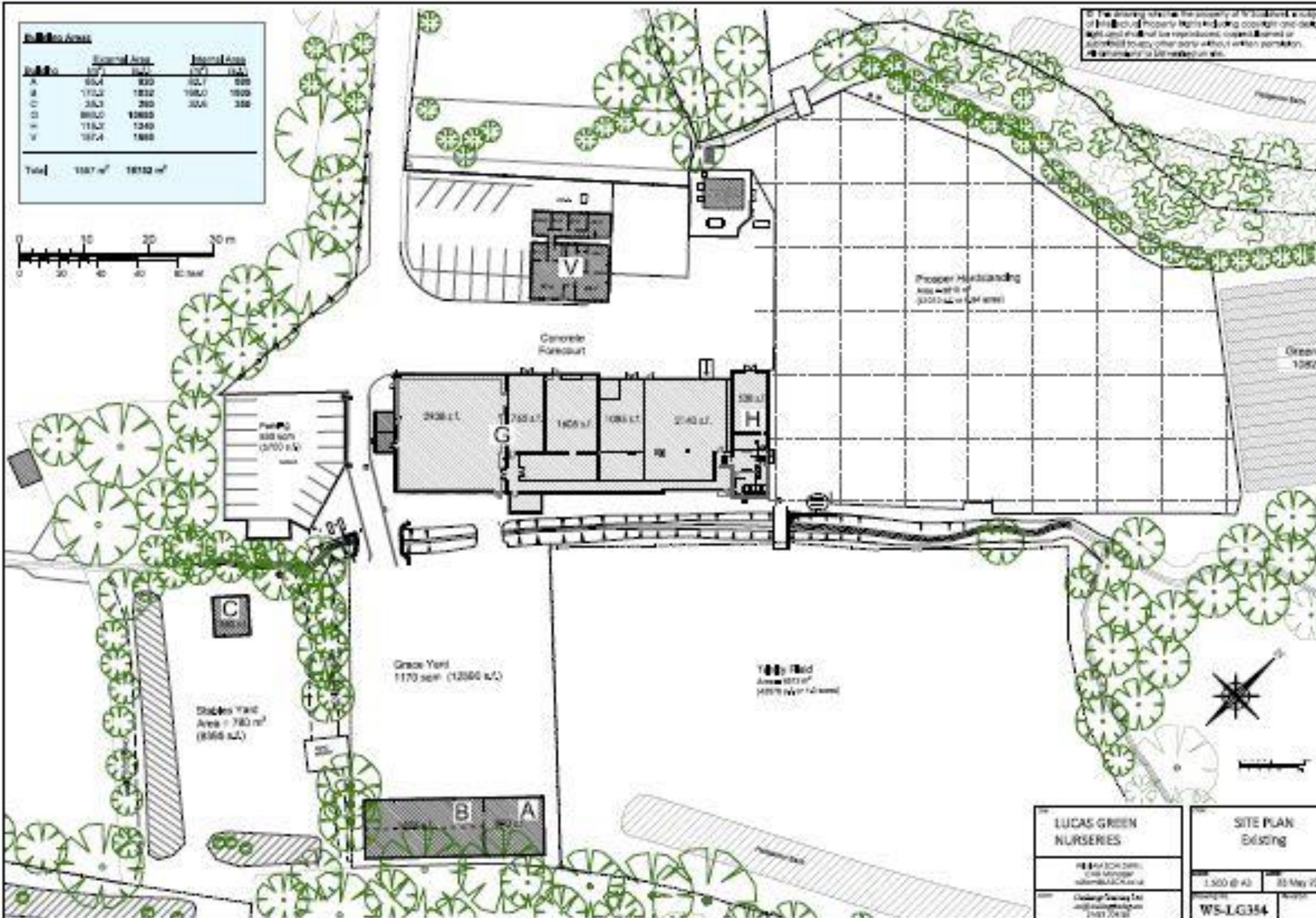
M: 07904377405

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Building	External Area		Internal Area	
	m ²	m ²	m ²	m ²
A	854	830	127	808
B	1112	1832	1980	1800
C	363	280	304	358
D	8810	10880		
H	1162	1240		
V	1874	1888		
Total	1887 m²	18132 m²		



1. The drawing shows the property of Lucas Green Nurseries and the location of the buildings. The buildings are shown in grey and the site plan is shown in black. The site plan is not to be reproduced, copied, copied or adapted to any other work without written permission. © Lucas Green Nurseries Ltd.



LUCAS GREEN NURSERIES		SITE PLAN Existing	
14 Bury Road, Bury, Greater Manchester, M9 6UJ		1:500 @ A3	
Drawing Number: WS-LG354		Date: 05 May 2018	
Drawing Title: Site Plan Existing		Scale: 1:500	