



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Class "E" Industrial /Warehouse

5,610 Sq. ft. ( 521.19 sq. m)

**UNIT D SCOTSWOOD PARK, FORSYTH ROAD, WOKING, GUILDFORD, GU21 5SU**

## LOCATION

Scotswood Park is in the Sheerwater Industrial Estate, located approximately 1 mile north of Woking town centre. Woking is 28 miles South West of Central London, and 6 miles north of Guildford. The town benefits from excellent road and rail communications, with Junction 11 of the M25 some 5 miles distant, and a fast and frequent rail service to London (Waterloo), journey time approximately 24 minutes. There is an Asda supermarket adjacent to Scotswood Park

## DESCRIPTION

Scotswood Park was built in 2003 in two terraces, with a total of 7 production and warehouse units. Unit D which is at the end of the terrace is of steel portal frame construction with internal blockwork walls and composite cladding to the external elevations. The current planning use is Sui Generis for MOT testing centre and vehicle repairs. The property is suitable for change of use back to the uses from the original planning consent for the development, being uses of B1 (now Class E) , B2 and B8 - subject to planning consent from Woking Borough Council.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
GIA	5,610	521.19

## RENT

£17.50 psf + VAT

## TERMS

Available on a new Lease with terms to be agreed.

## RATES

Rateable Value: £60,500

Rates Payable (24/25): £33,033

Further enquiries should be made with the Local Authority.

## EPC

C - 71

## LEGAL COSTS

Each party to bear their own legal costs



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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## CONTACT

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