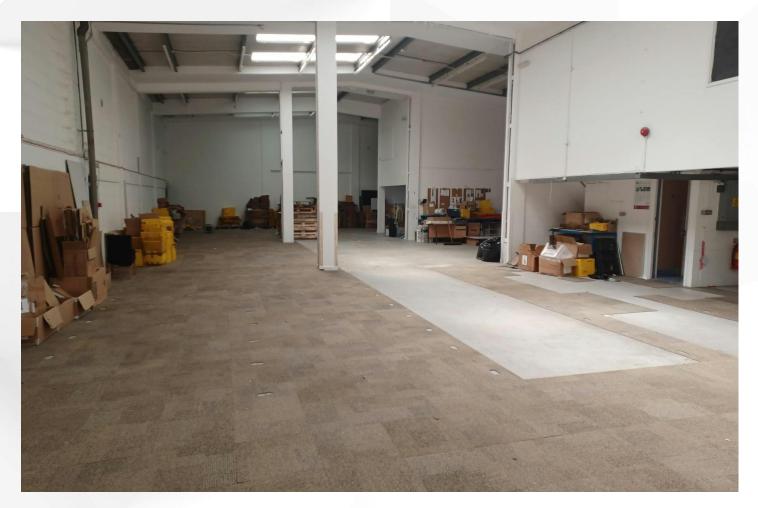
# WOKING

# Vail Williams

# Unit 13-15, Wintonlea, GU21 5EN



## INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET 4,747 SQ FT

- Open plan
- Kitchen and office space
- 3 electric roller shutters
- 5m eaves
- 3 phase power
- 9 Car Parking spaces
- Strong road connections to the M25
- 3 toilet facilities

UNITS 13-15 WINTONLEA INDUSTRIAL ESTATE, MONUMENT WAY WEST WOKING

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# CORRECT ON CONTRACT OF CONTRAC

### Summary

Available Size	4,747 sq ft
Rent	£16.50 per sq ft
Rates Payable	£6.04 per sq ft Based on the 2023 valuation according to the Valuation Office website. Applicants advised to undertake their enquiries.
Rateable Value	£56,000
EPC Rating	Upon enquiry

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor warehouse	4,249	394.75	Available
1st - Kitchen	170	15.79	Available
1st - Kitchen/Office	328	30.47	Available
Total	4,747	441.01	

### Description

Units 13-15 Wintonlea Industrial Estate, offers a high quality mid terraced, open plan warehouse, benefitting from upper meeting and kitchens areas as well as 3 W/C's.

The unit has 3 roller shutter doors measuring  $3.2m \times 3.2m$  and 5m minimum eaves height.

There are 6 wide car parking spaces to the front of the unit, which subject to tenant use of the roller shutters provides further car parking provisions.

### Location

Woking is located approximately 30 miles South West of central London and 6 miles north of Guildford Junction 11 of the M25 motorway is approximately 6 miles distant, providing easy access to the national motorway network and beyond.

### Viewings

Strictly by appointment through the sole agents Vail Williams.

### Legal Costs

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

### Anti Money Laundering

To comply with Anti Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, d parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement

