

WOKING

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- Available at a reduced rent**

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Summary

Available Size	4,747 sq ft
Rent	£15.50 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	D

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 X 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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