



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Open Storage Land  
Available on Flexible Licence Terms

13,041 sq. ft. (1,211.55 sq. m)

Hipley Street, Old Woking, GU22 9LL

## LOCATION

Hipley Street is located at the Southern tip of the town of Woking, bordering the M25 motorway surrounding London. Close to the South is town of Guildford, with both the A3/A31 link roads also nearby offering onwards connections towards Portsmouth and Southampton.

Public transport connections include bus links throughout Surrey from the nearby High Street, with Woking itself having close National Rail links to London Waterloo, Portsmouth Harbour and the South East of England.

## DESCRIPTION

The land comes available let-as-seen, with no clearance of foliage and similar debris/obstacles; but the Landlord is willing to offer a small rent free period to clear the site as part of the overall Licence agreement.

The land is within a secured, gated development and is bordered by several mixed-use developments either side of Hipley Street.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Total	13,041	1,211.55

## TERMS

Available on a new 12 month Licence, with rolling mutual break (with 3 months notice to operate) from month 6.

An additional service charge will apply for the cost of maintaining the electric gates and roadway on to the site.

## RENT

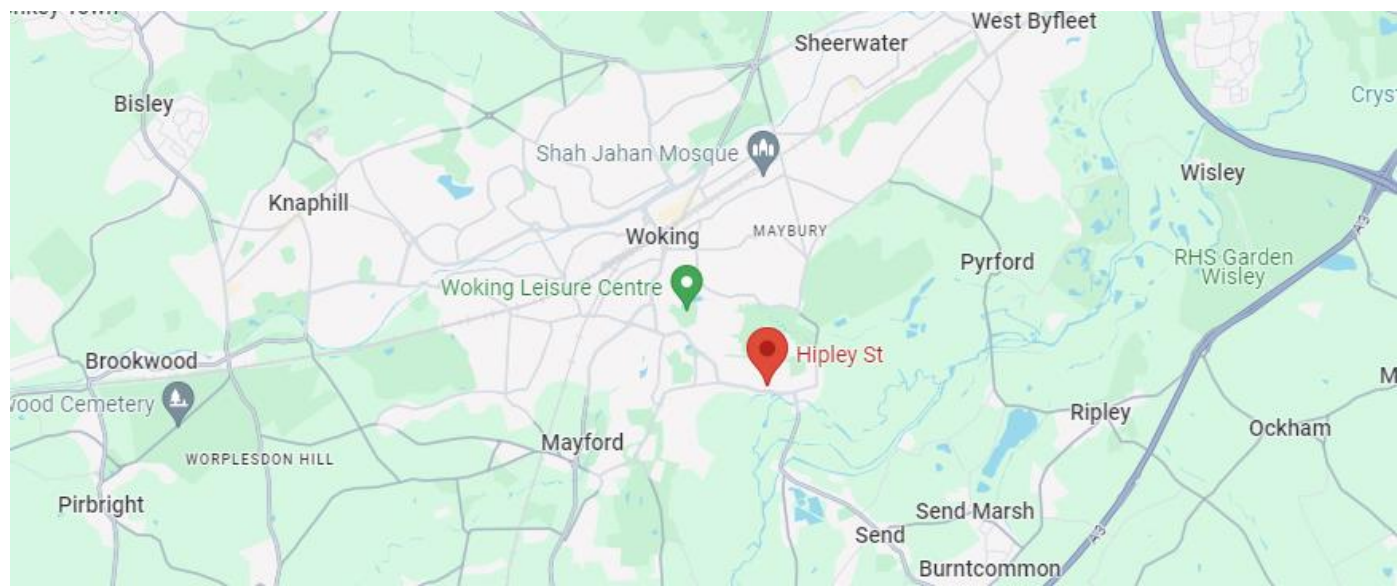
£2,500 per calendar month + VAT

## RATES

Responsibility of the occupational Licencee if levied.

## COSTS

Each party to bear their own 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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## Plans

Land at Hipley Street, Old Woking, GU22 9LL  
(Not to Scale – for illustrative purposes only)

