



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Sui Generis Workshop / Former MOT Centre with Parking
2,871 sq. ft. - 10,829.68 sq. ft / 266.72 sq. m. – 1,006.15 sq. m

16-18 St Johns Road, St Johns, Woking, Surrey GU21 7SA



- Available on a short term, flexible, Lease with terms to be agreed.
- Busy location with frontage on to two main roads and mini-roundabout.
- Active commercial area complimented by restaurants, supermarkets, coffee shops, barbers and takeaways.
- Large open-plan yard to the front and rear, suitable for storage/parking.

LOCATION

St Johns Road one of the main arterial roads leading off Triggs Lane Roundabout in central Woking, running East to West and connecting to Knaphill. Local bus links along the road link to the rest of Woking along with Camberley and Lightwater. National Rail links from Woking are a short 30-minute journey on to Central London, also running South and Westwards towards Basingstoke, Portsmouth and Southampton.

DESCRIPTION

An entirely ground-floor premises with a mixture of office/retail on one side complete with glass floor-to-ceiling windows and doors, and two garage spaces also attached. A covered area on the front of the courtyard was previously built and utilised previously as a petrol station. The external courtyard is completely concreted.

ACCOMMODATION

	Sq. ft	Sq. M
Building	2871	266.72
Outbuilding	424	39.43
Sales Forecourt	2368	220
Rear Parking	5166.68	480
Total	10,829.68	1,006.15

RENT

£4,000 pcm

Inclusive of external repairs & insurance.

Available on a new Lease with an initial 12 month term and a rolling mutual break, with 6 months notice thereafter.

RATES

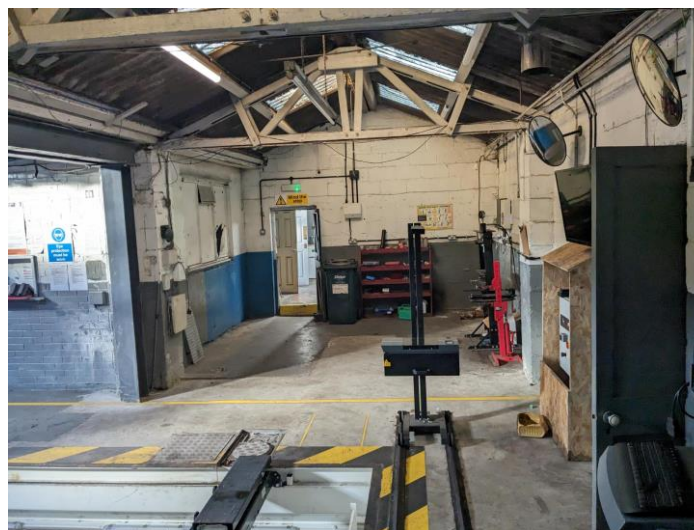
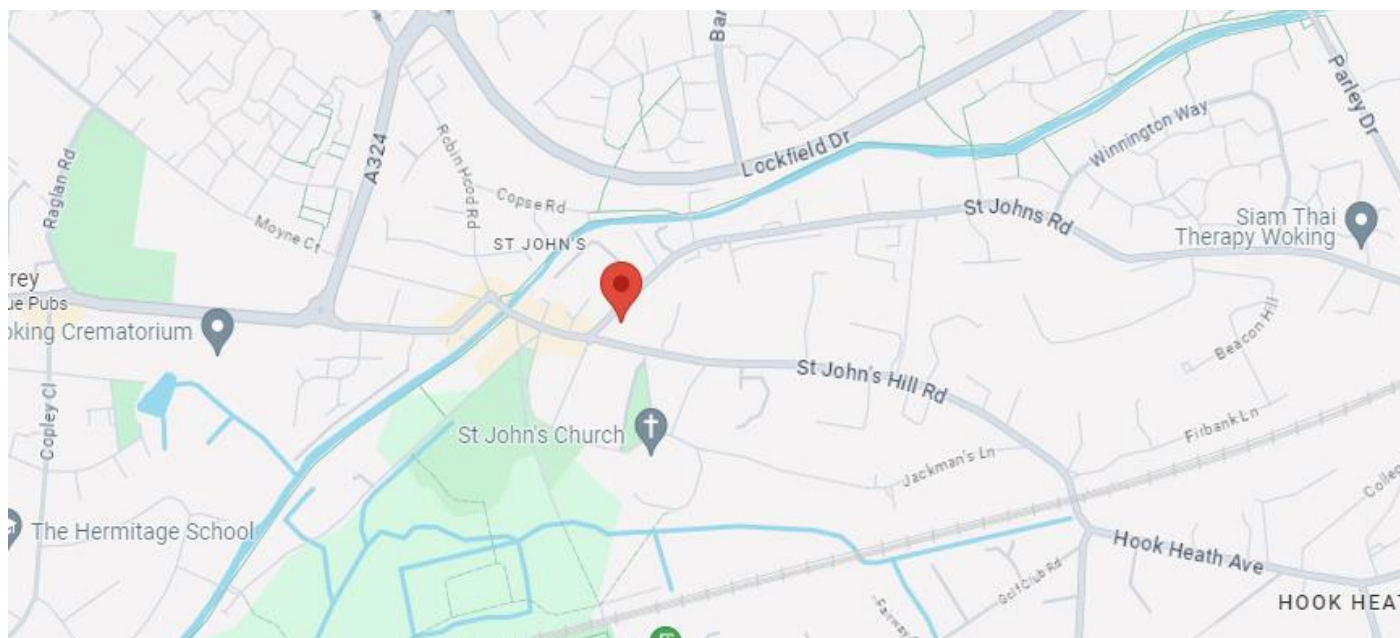
Rateable Value: £35,750
Rates Payable (24/25): £17,839.25

EPC

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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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