

MODERN FACTORY/WAREHOUSE UNIT TO LET

1,925 sq ft (178.0 sq m)



UNIT 10, WINTONLEA INDUSTRIAL ESTATE, MONUMENT WAY WEST, WOKING, GU21 5EN

- Includes First Floor Offices
- 4 Private Parking Spaces
- Full Height Loading Door
- 4.78m (15 feet 8 inches) Eaves Height
- 2 Separate W.C's
- Suitable For Various Uses Including Motor Trade

Location

Woking is a successful and expanding commercial centre at the heart of Surrey, approx. 30 miles south west of Central London and just 5 miles from junctions 10 and 11 of the M25 Motorway and only 6 miles from junction 3 of the M3 Motorway. Guildford is just 6 miles to the north and other regional centres which are easily accessible include Weybridge, Staines, Leatherhead, Bracknell and Camberley. Woking boasts extensive retail and leisure facilities together with a mainline railway station which provides direct rail services all over the UK and a regular and frequent service (8 times an hour) into London (Waterloo) with a journey time from only 24 minutes.

The Wintonlea Industrial Estate, is off Monument Way West, off Boundary Way, at the far end of Boundary Road, just 1000m from Woking Town Centre.

Description

The Wintonlea Industrial Estate comprises 20 modern industrial units with good access and private parking. Unit 10 is a self-contained factory/warehouse which incorporates ground and first floor office/ancillary areas with a full height factory/warehouse area behind. The unit provides two separate W.C's, a full height loading door, a clear internal eaves height of 4.78m (15 feet 8 inches) a concrete floor throughout and three phase power. In addition a mezzanine floor has been added which provides additional storage and office space. There is lighting to the factory/warehouse area plus heating via an overhead gas fired radiant heater.

4 private parking spaces are provided at the front of the unit and the whole site is securely fenced with gates that are secured at night and at weekends

Areas	Factory/warehouse area	1,376 sq ft	(127.0 sq m)
	Ground & first floor offices/ancillary areas	549 sq ft	(51.0 sq m)
	Total approximate floor area	1,925 sq ft	(178.0 sq m)
	Mezannine floor area	274 sq ft	(25.5 sq m)

The above areas have been calculated on a gross internal basis from measurements taken on site.

Lease

Unit 10 is available on a new full repairing and insuring lease for a term to be agreed, a flexible lease package is offered with no long term commitments. The lease granted will be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Rent

A rent of £9.75 per sq ft per annum exclusive is being quoted which equates to £18,800 per annum exclusive.

Rates

We have been advised that the Rateable Value for Unit 10 is £17,750 and the rate in the £ is 0.458 pence, therefore the rates payable for the unit, after taking into account transitional relief, for the year April 2012-April 2013, will be approx. £8,150.

Possession & Viewing

Unit 10 is available for immediate occupation, subject to completion of legal formalities. For an appointment to view please contact the sole agent:



nigel.dickason@dbre.co.uk

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

Energy Performance Certificate

Non-Domestic Building



Unit 10 Wintonlea
Monument Way West
WOKING
GU21 5EN

Certificate Reference Number:
9181-3000-0205-0090-2595

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **51**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	222
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	78.75

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

54 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software:	Carbon Checker v1.5 using calculation engine SBEM v3.5.a.0
Property Reference:	115250080000
Assessor Name:	Jeremy Maltby
Assessor Number:	BREC400319
Accreditation Scheme:	BRE Global
Employer/Trading Name:	UK Energy Surveys
Employer/Trading Address:	21, Curtis Road, Alton, Hampshire, GU34 2SD
Issue Date:	19 Oct 2010
Valid Until:	18 Oct 2020 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0210-0040-8259-1090-5096

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**