

## MODERN FACTORY/WAREHOUSE UNIT TO LET

**2,075 sq ft      (192.7 sq m)**



### UNIT 6, 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 6 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 a gas fired space heater.

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

<b>Areas</b>	Factory/warehouse area	1,501 sq ft	(139.4 sq m)
	Ground and first floor office/ancillary	574 sq ft	(53.3 sq m)
	<b>Total approximate floor area</b>	<b>2,075 sq ft</b>	<b>(192.7 sq m)</b>
	Mezannine floor area	461 sq ft	(42.8 sq m)

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

## Lease

Unit 6 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 £20,250 per annum exclusive.

## Rates

We have been advised that the Rateable Value for Unit 6 is £22,000 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. £10,100.

## Possession & Viewing

Unit 6 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 6 Wintonlea  
Monument Way West  
WOKING  
GU21 5EN

Certificate Reference Number:  
9867-3054-0529-0800-3495

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](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ **84**

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	251
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	64.25

### Benchmarks

Buildings similar to this one could have rating as follows:

**28** If newly built

**74** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0
<b>Property Reference:</b>	879548560000
<b>Assessor Name:</b>	Paul Prendergast
<b>Assessor Number:</b>	EES/008402
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Commercial Energy Reports (TM44) Ltd
<b>Employer/Trading Address:</b>	Oakridge House Cressex Business Park Wellington Road High Wycombe HP12 3PR
<b>Issue Date:</b>	2012-04-19
<b>Valid Until:</b>	2022-04-18
<b>Related Party Disclosure:</b>	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0380-0842-6599-7594-4006

## 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 Department's website at [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.