

## PRELIMINARY DETAILS

# OFFICES / R & D / INDUSTRIAL / WAREHOUSING PREMISES TO LET

**3,360 sq ft to 6,810 sq ft  
(312.2 sq m to 632.8 sq m)**



## **UNITS 2 & 3, GMS HOUSE, BOUNDARY ROAD, WOKING, GU21 5BX**

- Fully Fitted First Floor Offices
- Ground Floor Business Space (Industrial/Lab Space/R & D/Warehousing)
- Up To 14 Private Parking Spaces
- Roller Shutter Loading Doors
- Separate W.C's And Kitchens
- Suitable For Various Office/Hi tech Uses

## Location

Woking is a successful and expanding commercial centre at the heart of Surrey, approx. 30 miles south west of Central London, just 5 miles from junctions 10 and 11 of the M25 Motorway and 6 miles from junction 3 of the M3 Motorway. Guildford is just 6 miles to the north and other regional centres close by include Weybridge, Staines, Leatherhead, Bracknell and Camberley. Woking boasts extensive retail and leisure facilities plus 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. GMS House is on Boundary Road, just 1,000 m or a 10 minute walk from Woking Town Centre.

## Description

GMS House comprises 4 office/hi-tech premises, which were completely refurbished approx. 10 years ago, with good access and private parking. Units 2 & 3 are available either together or separately and offer fully fitted first floor office space (with attractive open vaulted ceilings) with flexible ground floor space below which can be used for various purposes, including offices, lab space, R & D, industrial and warehousing. Each unit provides ground and first floor W.C.'s, a first floor kitchen area, a roller shutter loading door to the front, heating and lighting and 7 private on-site parking spaces.

Units 2 & 3, GMS House offer attractive, good quality premises which can be taken individually or together and represent an unusual opportunity to acquire mixed business use properties of this size and type.

<b>Areas</b>	<b>Unit 2</b>	Fully fitted first floor offices	1,680 sq ft	(156.1 sq m)
		Ground floor office/lab space/R & D/industrial	1,680 sq ft	(156.1 sq m)
	<b>Total approximate floor area</b>		<b>3,360 sq ft</b>	<b>(312.2 sq m)</b>
	<b>Unit 3</b>	Fully fitted first floor offices	1,725 sq ft	(160.3 sq m)
		Ground floor office/lab space/R & D/industrial	1,725 sq ft	(160.3 sq m)
	<b>Total approximate floor area</b>		<b>3,450 sq ft</b>	<b>(320.6 sq m)</b>
	<b>Unit 2 &amp; 3</b>	<b>Total approximate floor area</b>	<b>6,810 sq ft</b>	<b>(632.8 sq m)</b>

The above areas have been calculated on a gross internal basis and have been taken from historical information held on file.

## Lease

Unit 2 & 3 are available separately or together on new full repairing and insuring lease terms for a period to be agreed.

## Rent

£12.50 per sq ft per annum exclusive.

## Rates

We have been advised that the Rateable Value for Unit 2 is £23,750 and the Rateable Value for Unit 3 is £24,000. The rate in the £ is 0.471 pence, therefore the rates payable for Unit 2 is approx. £11,200 and for Unit 3 is approx. £11,300, after taking into account transitional relief, for the year April 2013-April 2014.

## Possession and Viewing

Unit 2 & 3 will be available for occupation September/October 2013, subject to completion of legal formalities. For an appointment to view please contact the sole agents:



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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.