

MODERN TRADE COUNTER/WAREHOUSE/INDUSTRIAL UNIT TO LET

12,220 sq ft (1135.3 sq m)

**New Tenants Include Screwfix
and Ceramic Tile Distribution**



**UNIT 3, GOLDSWORTH PARK TRADING ESTATE,
KESTREL WAY, WOKING, SURREY, GU21 3BA**

- To Be Refurbished
- Suitable For Trade Counter Use
- Clear And Easy Access
- Good Loading And Parking Area
- Full Height Loading Door
- 6.2m (20'4") Eaves Height
- M25 Motorway - 5 Miles

Location

Goldsworth Park Trading Estate is situated on the outskirts of Woking, to the West of the town centre and offers convenient road communication links with both the M3 motorway (junction 3) and the M25 motorway (junction 11), within 6 miles. Woking's main line railway station provides a direct service to London Waterloo (fastest journey time approx. 23 minutes). Goldsworth Park Trading Estate is accessed via Kestrel Way, which links directly to Littlewick Road.

Description

Unit 3, Goldsworth Park Trading Estate comprises a modern trade counter or production/warehouse unit of steel portal frame construction which is due to be refurbished and provides a facility with very good access, loading areas and on-site car parking. The unit includes office space and male and female toilets on the ground floor with fully fitted office space on the first floor.

The warehouse/industrial area has an eaves height of 6.2m (20'4"), lighting throughout, 3 phase power, a concrete floor and access is via a full height loading door. Parking is at the front where approximately 12 parking spaces are provided.

The unit is suitable for a variety of purposes, the accessible and prominent position of Goldsworth Park Trading Estate has helped to attract a number of major trade counter operators including, most recently, Screwfix and Ceramic Tile Distribution plus Howdens Joinery, Surrey Tiles, Travis Perkins, Benchmarx and Everest. Other occupiers on the trading estate include Multipulse, Semmco, Promologistics and McLaren Electronics.

Areas	Ground & first floor offices including ancillary areas	1,760 sq ft	(163.5 sq m)
	Trade counter/industrial/warehouse area	10,460 sq ft	(971.8 sq m)
	Total approximate floor area	12,220 sq ft	(1,135.3 sq m)

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

Lease

Unit 3 is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£9.00 per sq ft per annum exclusive.

Rates

The Rateable Value for Unit 3 was previously £91,000 before it was merged with Units 1 and 2. As such this should be a good guide to the likely Rateable Value. The current rate in the £ is 0.482 pence, therefore, as a guide, the rates payable for the year April 2014 to April 2015, is likely to be in the region of £43,900.

Possession and Viewing

Unit 3 is available for immediate occupation, subject to completion of legal formalities and refurbishment works. For an appointment to view please contact the joint sole agents:



nigel.dickason@dbre.co.uk



Jones Lang LaSalle
30 Warwick Street
London W1B 5NH

e mail: shaun.rogerson@eu.jll.com

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