

## MODERN TRADE COUNTER OR INDUSTRIAL UNIT TO LET

**7,590 sq ft (705.1 sq m)**

**Tenants Include Screwfix, Ceramic Tile  
Distribution, Howdens and Travis Perkins**



### UNIT 16, GOLDSWORTH PARK TRADING ESTATE, KESTREL WAY, WOKING, GU21 3BA

- To Be Refurbished
- Popular Trade Park
- Next To Toolstation
- Opposite Screwfix
- Located At The Entrance To The Trading Estate
- New Lease
- EPC - "E" 108

## 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 16 Goldsworth Park Trading Estate is a modern trade counter or production/warehouse unit and is certainly the most prominent unit, at the entrance to the trading estate. The unit is to be completely refurbished and provides a facility with very good access, loading areas and on-site car parking. The unit includes separate male and female W.C.s on the ground floor with an additional W.C. and a fully fitted office space on the first floor.

The warehouse/industrial area has an eaves height of 5.7m (18'9"), 3 phase power, a concrete floor and access is via a full height loading door. Parking is at the front where up to approximately 12 to 15 parking spaces are provided.

The unit is suitable for a variety of purposes, the accessible and prominent position of the 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, SIG Roofing and All Type Roofing. Other occupiers on the trading estate include Evri, Semmco, Promologistics and McLaren.

|              |   |                    |                   |
|--------------|---|--------------------|-------------------|
| <b>AREAS</b> | First Floor Offices                     | 671 sq ft          | 63.3 sq m         |
|              | Trade Counter/Industrial/Warehouse Area | 6,919 sq ft        | 642.8 sq m        |
|              | <b>Total Approximate Floor Area</b>     | <b>7,590 sq ft</b> | <b>705.1 sq m</b> |

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

## LEASE

To let on a new full repairing and insuring lease for a term to be agreed. There is a nominal estate charge and the lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

## RENT

£19.50 per sq ft per annum exclusive.

## BUSINESS RATES

We have been verbally advised by the rates department that the Rateable Value for Unit 16 is £88,000, the rate in the £ is 0.546 pence, therefore, as a guide, the rates payable for the year April 2024 to April 2025 will be approx. £48,050. The Business Rates payable should be reduced under transitional relief arrangements, further details are available from the joint agents.

## POSSESSION AND VIEWING

The unit is available on completion of the refurbishment works. Arrangements to view the property can be made by contacting the joint sole agents;



Nigel Dickason  
e mail: [nigel.dickason@dbre.co.uk](mailto:nigel.dickason@dbre.co.uk)  
07958 651566



Sarah Downes  
e mail: [sarah.downes@eu.jll.com](mailto:sarah.downes@eu.jll.com)  
07856 003033

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# Particulars

Commercial Property Surveyors

**db** real estate

dbre.co.uk

**01483 340000**

Steward House, 14 Commercial Way, Woking GU21 6ET

## UNIT 16, GOLDSWORTH PARK TRADING ESTATE, WOKING



**Toolstation Located Next Door**



**Screwfix Located Opposite**

