

****PRELIMINARY DETAILS****

TRADE COUNTER, INDUSTRIAL/WAREHOUSE UNIT TO LET

5,330 sq ft (495.2 sq m)

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



**UNIT 17, GOLDSWORTH PARK TRADING EST,
KESTREL WAY, WOKING, GU21 3BA**

- To Be Upgraded
- Popular Trade Park Location
- Close To Toolstation
- Opposite Screwfix
- Prominent Position
- New Lease
- EPC - "D" (Target is "B")
- 400 KVa power supply

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 17 Goldsworth Park Trading Estate is a modern trade counter or production/warehouse unit and is one of the most prominent units on the estate positioned right at the entrance to the trading estate. The unit is to be significantly upgraded 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 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 10 to 12 parking spaces are provided. The unit also benefits from an existing 400KVa power supply which can be retained or disabled.

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 Revvi.

AREAS	First Floor Offices	588 sq ft	54.6 sq m
	Trade Counter/Industrial/Warehouse Area	4,742 sq ft	440.6 sq m
	Total Approximate Floor Area	5,330 sq ft	495.2 sq m

The above areas have been calculated in a gross external 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

Details of the quoting rent is available from the joint agents.

BUSINESS RATES

We understand the 2026 Rateable Value for Unit 17 is £77,500 the rate in the £ is 0.48 pence, therefore, as a guide, the rates payable for the year April 2026 to April 2027 will be approx. £37,200. Transitional relief is not applicable.

POSSESSION AND VIEWING

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



Nigel Dickason
e mail: nigel.dickason@dbre.co.uk
07958 651566



Harry Tanner
e mail: harry.tanner@jll.com
07707 863738

Misrepresentation Clause:

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