

MODERN TRADE COUNTER/INDUSTRIAL UNIT TO LET

12,214 sq ft (1,134.7 sq m)

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



Typical/Similar Unit

UNIT 4, GOLDSWORTH PARK TRADING EST, KESTREL WAY, WOKING, GU21 3BA

- To Be Refurbished
- Popular Trade Park Location
- Full Height Loading Door
- 6.2m Eaves Height
- New Lease
- Clear, Easy Access
- EPC - "C" 57

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 4 Goldsworth Park Trading Estate is a prominent, modern, trade counter or production/warehouse unit of steel portal frame construction which 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 fully fitted office space on the first floor.

The warehouse/industrial area has an eaves height of 6.2m (20'4"), 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 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 and Benchmarx. Other occupiers on the trading estate include Everest, Evri, Semmco, Promologistics and McLaren.

AREAS	Ground and First Floor Offices/Ancillary Areas	1,803 sq ft	167.5 sq m
	Trade Counter/Industrial/Warehouse Area	10,411 sq ft	967.2 sq m
	Total Approximate Floor Area	12,214 sq ft	1,134.7 sq m

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

£18.50 per sq ft per annum exclusive.

BUSINESS RATES

We have been verbally advised by the rates department that the Rateable Value for Unit 4 is £138,000, the rate in the £ is 0.512 pence, therefore, as a guide, the rates payable for the year April 2023 to April 2024 will be approx. £70,700. 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
07958 651566



Sarah Downes
e mail: sarah.downes@eu.jll.com
07856 003033

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