

UNIT 4

GOLDSWORTH PARK TRADING ESTATE

KESTREL WAY **WOKING GU21 3BA**

TO LET



**FULLY REFURBISHED
WITH A SECURE
FENCED YARD**

12,475 SQ FT (1,159.0 SQ M)
**TRADE COUNTER / INDUSTRIAL/
WAREHOUSE UNIT**

DESCRIPTION

Unit 4 is a prominent, modern, trade counter industrial/warehouse unit which has been completely refurbished. Works include a new double skin insulated roof, new windows, a new loading door, all new finishes, fittings and decorations throughout.

There is an attractive open plan first floor office plus separate male and female WCs. The unit has an impressive Energy Performance Certificate rating of B-42.

There is a secure fenced/gated yard and parking area at the front offering great access, loading areas and on-site car parking.

The industrial/warehouse has a minimum eaves height of 6.2m (20'4"), 3 phase power, a concrete floor and access is via a new full height loading door.

The unit is suitable for a variety of purposes, the accessible and prominent position of the Goldsworth Park Trading Estate has helped attract a number of major trade counter operators.

ACCOMMODATION

	SQ M	SQ FT
First Floor – Offices	81.8	880
Ground Floor – Trade Counter/ Industrial/Warehouse Area	1,077.2	11,595
TOTAL (APPROX GEA)	1,159.0	12,475



COMPLETELY
REFURBISHED



POPULAR TRADE
PARK LOCATION



AVAILABLE
NOW



LED
LIGHTING



FULL HEIGHT
LOADING DOOR



6.2M MIN
EAVES HEIGHT



CLEAR SPAN
SPACE



EPC
B-42



LOCATION

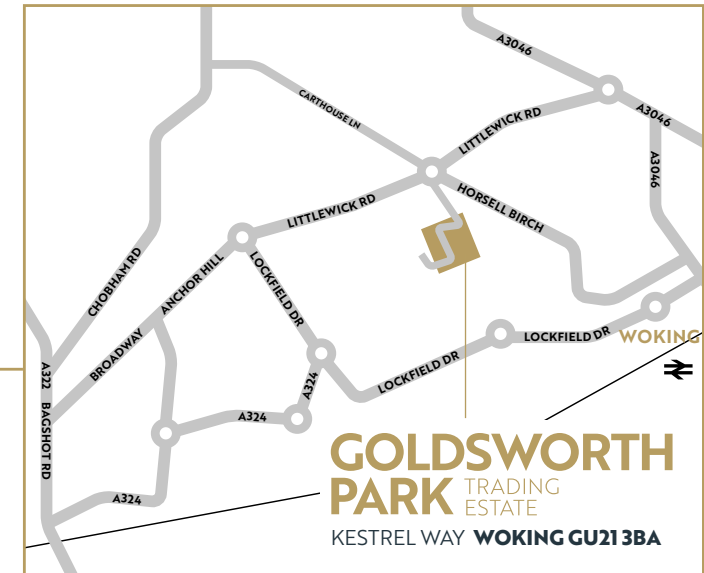
Goldsworth Park Trading Estate is situated on the outskirts of Woking, to the West of the town centre and offers great road links with both the M3 motorway (junction 3) and the M25 motorway (Junction 11), within 6 miles. Woking's main line railway station provides a frequent direct service to London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



SECURE FENCED YARD



LOCAL OCCUPIERS INCLUDE:



LEASE

To let on a new full repairing and insuring lease for a term to be agreed.

RENT

Upon application.

DBRE and JLL on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of DBRE and JLL has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. July 2025.

POSSESSION & VIEWING

The unit is available immediately. For viewings or for more information please contact the joint sole agents:



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