

INDUSTRIAL / WAREHOUSE PREMISES

TO LET

2,000 – 4,310 SQ FT (185 – 400 SQ M)

**UNIT 1 THE TIMBER YARD, LUCAS GREEN ROAD,
WEST END, WOKING, SURREY GU24 9YB**



**187 Lynchford Road
Farnborough
Hampshire
GU14 6HD**

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- ▶ **Loading Access**
- ▶ **Excellent Number of 'First Come First Served' Parking Spaces**
- ▶ **Excellent Access to Junction 3 of the M3**
- ▶ **Office Accommodation**
- ▶ **Yard Space Available**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The timber yard is located at the end of Lucas Green Road, which joins the A322 Guildford Road, giving excellent access to the Junction 3 of the M3 Motorway, Bracknell and the A30 serving Camberley/Staines. Locally there is a parade of shops within approximately 1 mile, and Woking Town Centre is within a short drive.

DESCRIPTION

A profile clad industrial unit, square in shape, accessed by a full height loading door. Internally the minimum eaves height is 19 feet extending up to 25 feet at the apex.

ACCOMMODATION

The following areas have been calculated on a Gross Internal Basis, in accordance with the RICS Code of Measuring Practice.

Floor area	371.6 m ²	4,000 ft ²
First floor offices	28.8 m ²	310 ft ²

AMENITIES

- Maximum height 25 ft
- Full height loading door/s
- Sodium lighting
- Office accommodation
- Male & female toilet facilities
- Excellent loading access
- **Yard space available to rent on site at £1.00 ft²**

LEASE TERMS

The premises are available on new lease terms, with length of lease by negotiation. Please note that any lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord & Tenant Acts.

RENT

An annual rent of £29,000 (£6.75 ft²) exclusive of VAT and all other outgoings. On the basis the unit is split a slightly higher rent of £7.50 ft² pax.

YARDAGE

Yardage available on the site at a rate of £1.00 ft² exclusive of all other outgoings.

BUSINESS RATES

We understand from Surrey Heath Borough Council that the Rateable Value is £27,250 with rates payable of £12,589.50.



LEGAL COSTS Each party to bear their own legal costs in the matter.

VIEWING

Strictly by appointment with the **Sole Agent**:

David Savage
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REF
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