

INDUSTRIAL/WAREHOUSE PREMISES

TO LET

3,030 SQ FT (281 SQ M)
PLUS YARD AREA OF 3,300 SQ FT

**UNIT 3 THE TIMBER YARD, LUCAS GREEN ROAD,
WEST END, WOKING, SURREY GU24 9YB**



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

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Land



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

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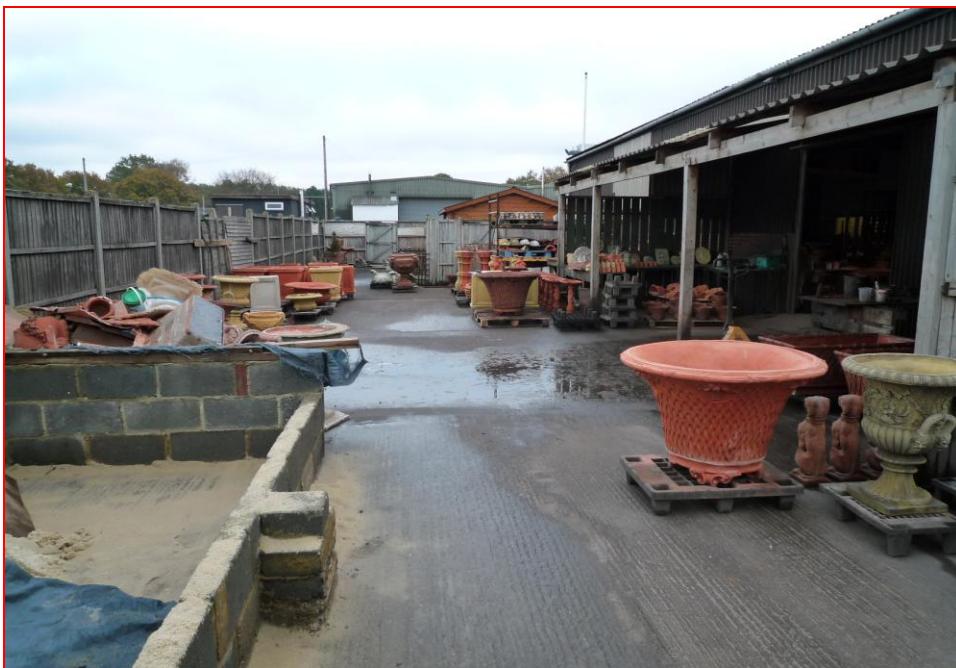
Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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, rectangle in shape, accessed by a full height loading door to the front and a further loading door to the side of the building leading to the secure yard. Internally the minimum eaves height is approximately 12.5 feet extending up to 15 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	281.4 m ²	3,030 ft ²
Yard Area	306 m ²	3300 ft ²

AMENITIES

- Maximum height 15 ft
- Full height loading doors
- Office accommodation
- Excellent loading access

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 £25,500 exclusive of VAT and all other outgoings.

SERVICE CHARGE

An annual service charge of 0.50 pence ft².

BUSINESS RATES

We understand from Surrey Heath Borough Council that the Rateable Value is £21,500 with rates payable of £10,427.50.

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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GU14 6HD

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REF

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