



Chartered Surveyors

Richard Davey Associates

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**LIGHT INDUSTRIAL/WAREHOUSE PREMISES  
TO LET  
1,740 SQ.FT. (161.65 SQ.M.)**



**Unit 5B Manor Way, Old Woking, Surrey GU22 9JX**

LOCATION:

On the established Manor Way Industrial Estate with good road communication to the A3 at Send (approximately 2 miles), the M25 (Junction 11 approximately 4 miles) and Woking Town Centre.

DESCRIPTION:

A self-contained light industrial/warehouse unit with first floor office accommodation, ground floor toilet, first floor kitchen and further toilet.

ACCOMMODATION:

Ground Floor: (1,164 sq.ft.) comprising:  
Entrance Lobby  
Toilets  
Industrial/warehouse space

First Floor: (576 sq.ft.) comprising:  
Open plan office  
Toilet

**2/Continued...**

Kitchen

Measurements based on gross internal area including toilets, kitchens, lobbies etc.

AMENITIES:

- \* Loading door 3.4 metres wide by 3.3. metres high
- \* 4 Parking spaces
- \* 3-Phase power
- \* Gas central heating
- \* 2 Toilets
- \* Kitchenette

LEASE TERMS:

Available on flexible lease terms at £16,000 p.a. Further information available upon enquiry.

LEGAL COSTS:

Each party responsible for payment of their own legal costs in the transaction.

RATING ASSESSMENT:

The Valuation Office Agency Web Site shows a current rateable value of £19,250. Rates payable (2010/2011) approximately £7,970. Interested parties are strongly advised to gain confirmation of the rates payable prior to legal commitment.

VIEWING:

Strictly by appointment with the joint agents:

**RICHARD DAVEY**  
**RICHARD DAVEY ASSOCIATES**  
**Tel: (01483) 730060**

**DEREK CORDEN**  
**KINGSTONS**  
**Tel: (01483) 572999**

**ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING B (46)**

**SUBJECT TO CONTRACT**

Ref No: 628/10

*These particulars do not constitute, or form part of, an offer or contract. Whilst the information given is believed to be correct it is not guaranteed and interested parties must satisfy themselves with respect to all information provided. Prices and rents are subject to V.A.T. where applicable.*