



Chartered Surveyors

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**TWO LIGHT INDUSTRIAL/WAREHOUSE UNITS  
TO LET  
1725 SQ.FT. & 2092 SQ.FT.**



**The Timber Yard, Lucas Green Road, West End, Woking, Surrey GU24 9YB**

**LOCATION:**

At the western end of Lucas Green Road which joins the A322 Guildford Road, giving excellent access to Junction 3 of the M3 (3 miles), the M25, Bracknell, Woking and the A30 serving Camberley and Staines.

**DESCRIPTION:**

Two adjoining units each with forecourt parking. They have recently been stripped out to provide well-proportioned space with good internal height. Steel framed construction with brick/block walls and part profiled sheeting with profiled sheet roofing having translucent panels.

**UNIT B5 (LEFT):** 1725 SQ.FT.

- Ducted oil fired warm air heating
- Eaves 4.7m. Ridge height 5.5m
- 3-Phase available
- Kitchen with sink, worktop and cupboards
- Loading shutter door 5.1m wide x 4.2m high plus separate single entry door

**2/Continued...**

UNIT B5 (RIGHT): 2092 SQ.FT.

- Ducted oil fired warm air heating
- Eaves 4.3m. Ridge height 5.2m
- Loading shutter doors 5.2 wide x 4.0m high and 3.08m wide x 2.27m high.
- 3-Phase available

SITE AMENITIES:

- Fully fenced industrial site with electric entrance gate
- Good number of visitor parking spaces
- Communal toilet/wash room facilities
- C.C.T.V site security

LEASE TERMS:

The units 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 Landlord and Tenant Act 1954.

RENT:

Available at rents of £13,000 p.a. and £15,750 p.a. exclusive of VAT and all other outgoings.

BUSINESS RATES:

To be re-assessed.

LEGAL COSTS:

Each party to pay their own legal costs.

VIEWING:

Strictly by appointment with the **SOLE AGENTS,**

**RICHARD DAVEY ASSOCIATES**

**Telephone: (01483) 730060**

**SUBJECT TO CONTRACT**

Ref: 621/10

*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.*