

# Industrial / Warehouse

TO LET



CURCHOD&CO



Unit 5B Manor Way

Woking, GU22 9JX

## Refurbished Industrial/Warehouse Unit

1,609 sq ft

(149.48 sq m)

- Newly refurbished
- Situated on an established industrial estate
- Three phase power
- Loading door (3.5m width x 3m height)
- 4 parking spaces
- First floor office space

[curchodandco.com](http://curchodandco.com) | 01483 730060

Chartered surveyors, land property & construction consultants

## Summary

Available Size	1,609 sq ft
Rent	£26,000 per annum
Rates Payable	£12,974 per annum
Rateable Value	£26,000
EPC Rating	E (114)

## Description

The unit comprises 1,163 sq. ft of self-contained light industrial/warehouse premises with an additional 446 sq. ft of office space on the first floor. The property has recently been refurbished to a high standard and ready for immediate occupation.

## Location

Unit 5B is located on the established Manor Way industrial estate in Old Woking. The unit benefits from good access to the A3 and M25 roads, and Woking town centre which lies approximately 3 miles away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial	1,163	108.05
1st - Offices	446	41.43
<b>Total</b>	<b>1,609</b>	<b>149.48</b>

## Terms

The property is available by way of a new FRI lease for a term to be agreed.

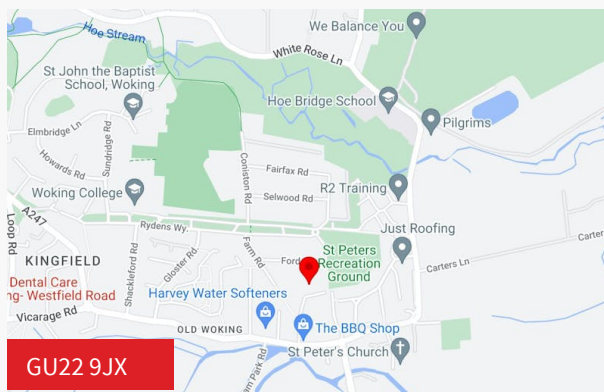
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

The property is not elected for VAT.



## Viewing & Further Information

Richard Newsam  
01483 730060 | 07554 455920  
rnewsam@curchodandco.com

John Shaw  
01483 730060 | 07808 896311  
jshaw@curchodandco.com

More properties @ [curchodandco.com](http://curchodandco.com)

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. [www.rics.org](http://www.rics.org). Generated on 14/01/2026





