

# Lot 29, 5a to 5d Manor Way, Woking,

Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Well Located Industrial Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 29, 5a to 5d Manor Way, Woking, Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

## Property Information

### Well Located Industrial Investment

- 4 Light Industrial Units each with Vehicle Access Loading Doors
- Tenants trading as a MOT Test Centre, a Delivery Food Preparation Kitchen and a Concrete Testing Engineers
- Approximately 6,629 sq ft (615.89 sq m)
- Site Area of Approximately 0.115 Hectares (0.285 Acres) with a Site Coverage of 40%
- Established Industrial Estate Location
- VAT-Free Investment

#### Lot

29

#### Auction

9th May 2024

#### Rent

Gross: £92,000 per Annum Exclusive  
Net: £84,500  
rising to £94,000 (3)(4)

#### Sector

Industrial/Warehouse

#### Status

Withdrawn Prior

On Behalf of Trustees

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

1 mile south-east of Woking, 4 miles north of Guildford, 20 miles south-west of Central London

#### Roads

A247, B382, A3

#### Rail

Woking Railway Station (25 mins to London Waterloo)

#### Air

London Heathrow Airport, London Gatwick Airport

### Situation

The property is situated on a well established industrial estate in a predominantly residential area approximately 1 mile south-east from Woking Town Centre.

### Tenure

Leasehold. Held from Woking Borough Council for a period of 99 years from 29/09/1962 at a rent reserved of £7,500 per annum exclusive. A Deed of Variation to the lease provides for the rent to be reviewed on an upwards only basis every 5 years, to be the higher of the current rent or 10% of the open market rent achievable for the site. The 2023 rent review is currently outstanding.

### Description

The property comprises 4 steel portal framed industrial units. Each unit benefits from an eaves height of approximately 4m (13 ft) and a vehicle access loading door. The property also benefits from 24 marked car parking spaces and a site area of approximately 0.115 hectares (0.285 acres) with a site coverage of 40%.

### VAT

VAT is not applicable to this lot.

### Note

In accordance with Section 21 of the Estate Agents Act 1979 we declare that there is a personal interest in the property. The property is being sold by a member of staff within the Selling agents company.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 29, 5a to 5d Manor Way, Woking,

## Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 5A	Ground First	Industrial Industrial	108.53 56.26	(1,168) (606)	JGW & ABG LTD (CRN: 08845504) (t/a Arthurs Bridge Garage)	15 years from 30/09/2014	£20,000	12/05/2024 (29/09/2029)
Unit 5B	Ground Mezzanine First	Industrial Industrial Industrial	106.64 17.85 53.76	(1,148) (192) (579)	AMPHO ARTISAN FOODS LIMITED (CRN: 12446259)	15 years from 05/04/2024 (2)	£24,000	05/04/2029 and 05/04/2034 (04/04/2039)
Unit 5C	Ground First	Industrial Industrial	108.35 58.00	(1,166) (624)	TESTING AND CONSULTANCY SERVICES LIMITED (CRN: 03673506)	5 years from 05/12/2022 (3)	£23,500 rising to £24,500 (3)	(04/12/2027)
Unit 5D	Ground First	Industrial Industrial	109.00 53.76	(1,173) (579)	TESTING AND CONSULTANCY SERVICES LIMITED (CRN: 03673506)	5 years from 05/12/2022 (4)	£24,500 rising to £25,500 (4)	(04/12/2027)
<b>Total Approximate Floor Area</b>			<b>672.15</b>	<b>(7,235)</b>			<b>£92,000 rising to £94,000 (3) (4)</b>	

(1) The above floor areas stated are from the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) As to unit 5B, the lease provides for a tenant option to determine the lease on 05/04/2029 and 05/04/2034 subject to 6 months notice

(3) As to unit 5C, the lease provides for a tenant option to determine the lease on 05/12/2025 subject to six months notice. In addition, the rent increases from £23,500 per annum exclusive to £24,500 per annum exclusive on 05/12/2025 until 04/12/2027.

(4) As to unit 5D, the lease provides for a tenant option to determine the lease on 05/12/2025 subject to six months notice. In addition, the rent increases from £24,500 per annum exclusive to £25,500 per annum exclusive on 05/12/2025 until 04/12/2027.

# Lot 29, 5a to 5d Manor Way, Woking,

Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Well Located Industrial Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 29, 5a to 5d Manor Way, Woking,

Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Well Located Industrial Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 29, 5a to 5d Manor Way, Woking,

Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Well Located Industrial Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 29, 5a to 5d Manor Way, Woking,

Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Well Located Industrial Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 29, 5a to 5d Manor Way, Woking,

## Surrey GU22 9JX

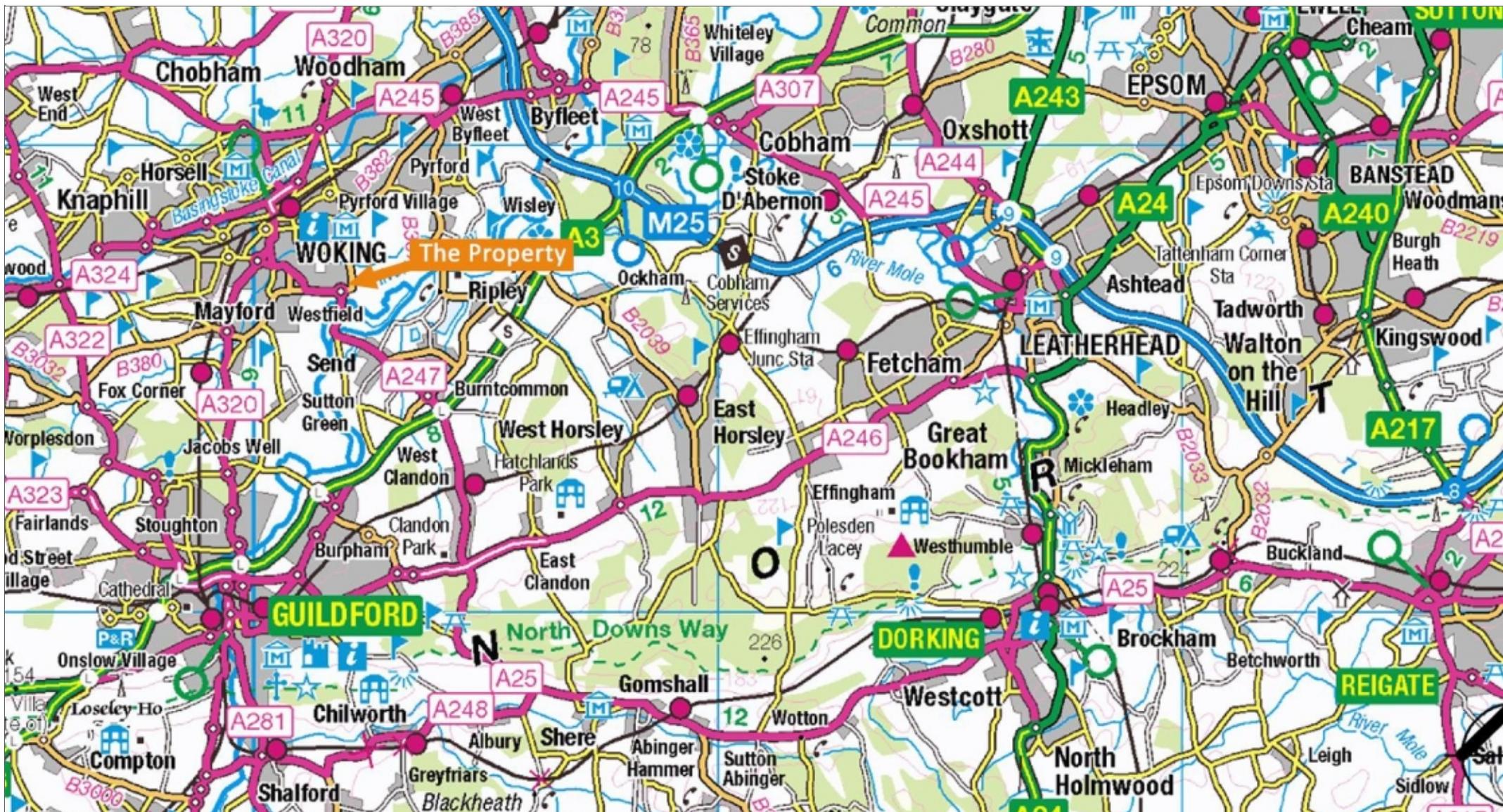
For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 29, 5a to 5d Manor Way, Woking,

Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Well Located Industrial Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 29, 5a to 5d Manor Way, Woking,

## Surrey GU22 9JX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Edward Martin

+44 (0)20 7034 4854

+44 (0)7478 673 535

[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

#### Blanchards Bailey

Bunbury House Stour Park

Blandford Forum

Dorset

DT11 9LQ

#### Kate Samuel

01258 483614

[Kate.Samuel@blanchardsbailey.co.uk](mailto:Kate.Samuel@blanchardsbailey.co.uk)

### Associate Auctioneers



#### Bonsor Penningtons Ltd

Warwick Lodge, 75-77 Old London Road

Kingston upon Thames

Surrey

KT2 6ND

#### Andrew Pollard

0208 546 0022

[andrewp@bonsors.com](mailto:andrewp@bonsors.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024