

TO LET

Modern Warehouse / Industrial Unit



Guildford - Industrial / Warehouse

8,124 sq ft (754.74 sq m) GIA

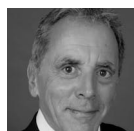
Unit 10 Guildford Industrial Estate, Deacon Field, Guildford, GU2 8YT

For viewing and further information contact:



Mark Leah

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Peter Richards

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Key Benefits

- Modern Warehouse
- Offices
- Roller Shutter Loading Door
- Car Parking
- 3-Phase Power
- Nearby Occupiers inc; Screwfix, Topps Tiles, Grahams Plumbing Merchant, Rexel, Euro Car Parts & Autoglass

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Description

The building comprises a modern, industrial/warehouse unit of steel portal frame construction within one of Guildford's prime industrial warehousing estates. The unit benefits from offices at first floor, loading access via a roller shutter door and excellent car parking at the front and side of the building. The building is expected to undergo a comprehensive refurbishment.

Location

Guildford Industrial Estate is one of the prime warehousing / industrial areas situated to the north of Guildford town centre. The unit is within close proximity of the A3 (1/4 mile), which provides good access to Central London and the M25 at junction 10 (4 miles distant). Furthermore, both Heathrow and Gatwick airports are within 20 and 30 miles respectively.

Accommodation

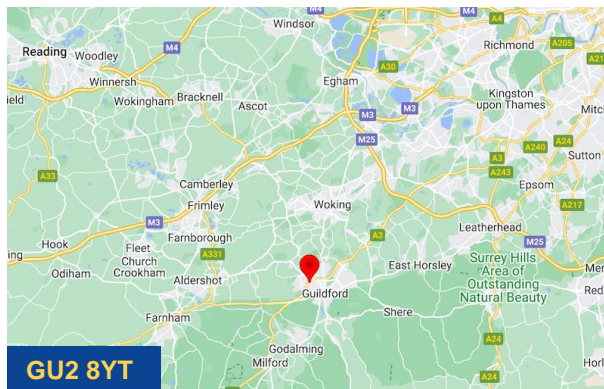
Name	sq ft	sq m
Ground	7,043	654.32
1st - Office	1,081	100.43

Viewings

By appointment with the sole letting agents Hurst Warne 01483 388800.

Terms

The unit is available by way of a new full repairing and insuring lease direct from the landlord on terms to be agreed.



Summary

Available Size	8,124 sq ft
Rent	Rent on Application
Rates Payable	£35,584 per annum based on the current assessment.
Rateable Value	£69,500
EPC Rating	Upon Enquiry

Viewing & Further Information



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