



INDICATIVE IMAGE OF UNIT 1



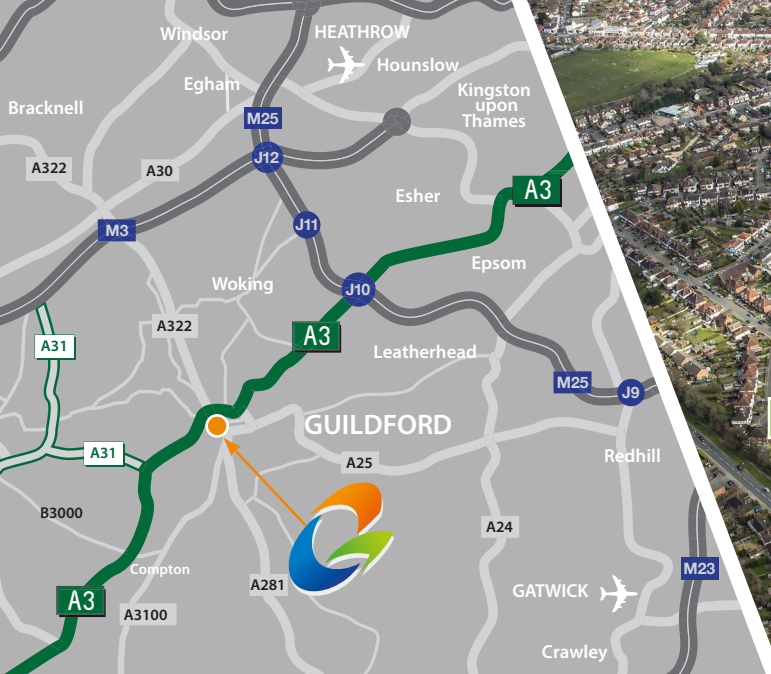
UNIT 9

Deacon Field, Guildford, GU2 8YT

GUILDFORD
INDUSTRIAL ESTATE

MODERN WAREHOUSE UNIT
7,356 sq ft (684 sq m)

TO LET



LOCATION

Guildford Industrial Estate is one of the primary industrial estates in Guildford, strategically located on the edge of the town centre. Road communications are excellent with direct access to the A3 London to Portsmouth trunk road which in turn connects with the M25 at Junction 10 (9 miles approx).

DESCRIPTION

The building itself comprises a modern mid-terrace industrial/warehouse unit of steel portal frame construction with office accommodation at first floor across the front elevation.

SPECIFICATION

-  6.1m Eaves Height
-  1x Electric Roller Shutter Door
-  13 Car Parking Spaces
-  3 Phase Power

ACCOMMODATION (APPROX. GIA AREA)

Floor	Description	sq ft	sq m
Ground	Warehouse	6,141	571
First	Office	1,215	113
TOTAL		7,356	684

FURTHER INFORMATION

For further information please contact the joint sole agents.



Bonnie Minshull
bminshull@savills.com
+44 (0) 20 7409 8088

Matt Ryan
mattryan@savills.com
+44 (0) 20 7075 2814



Mark Leah
mark.leah@hurstwarne.co.uk
+44 (0) 13 7236 0190

Peter Richards
peter.richards@hurstwarne.co.uk
+44 (0) 14 8372 3344

guildfordindustrialstate.com

Misrepresentation Act 1967: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in the particulars or any other information given. May 2016. Designed and Produced by **CORMACK** 020 7620 1205 www.cormackadvertising.com



EPC

The building has an EPC rating of C(60).

RENT & RATES

Upon application.

TERMS

Available by way of new lease on terms to be agreed. Subject to contact.