



Indicative image showing consented loading door



Existing internal configuration



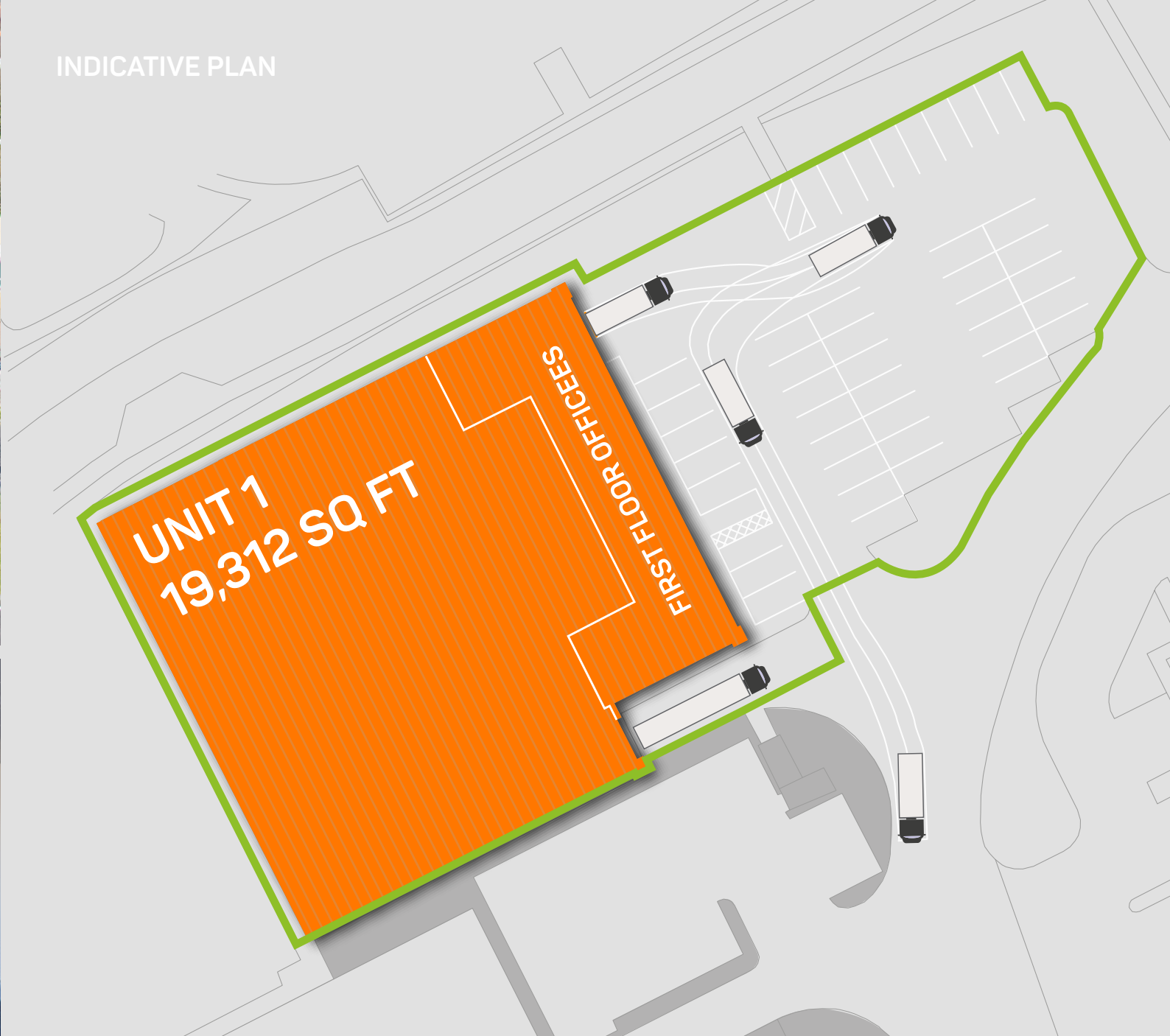
UNIT 1 GUILDFORD INDUSTRIAL ESTATE

Deacon Field, Guildford, GU2 8YT

FULLY REFURBISHED MODERN WAREHOUSE
19,312 sq ft (1,794 sq m) **TO LET**



INDICATIVE PLAN



Specification



Fitted Offices at First Floor.



Male and Female WCs at ground and first floor



1 x roller shutter loading door, with planning consent granted for a second door*



3-phase power



Clear height 6.1m



50 parking spaces

Description

The building comprises a modern, detached industrial/warehouse unit of steel portal frame construction occupying the most prominent position at the front of the estate. Fully fitted offices are provided at first floor.

Second Loading Door

*Upon tender & following negotiations, expected build period is between 10 - 12 weeks.

Accommodation (Approx. GIA Area)

Floor	Description	sq ft	sq m
Ground	Warehouse	16,457	1,529
Ground & First	Offices	2,855	265
TOTAL		19,312	1,794

EPC

The building has an EPC rating of D(87)



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).

Terms

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

Rent & Rates

Upon application

Further Information

For further information please contact the joint sole agents.



Christian Wright
cwright@savills.com
+44 (0) 20 7409 8142
Bonnie Minshull
bminshull@savills.com
+44 (0) 20 7409 8088



Mark Leah
mark.leah@hurstwarne.co.uk
+44 (0) 1483 388800
Peter Richards
peter.richards@hurstwarne.co.uk
+44 (0) 1483 388800

guildfordindustrialestate.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. November 2018.

designed & produced by **CORMACK** - cormackadvertising.com