



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

INDUSTRIAL UNIT

3,461 sq ft (321.53 sq m)

UNIT 12 QUADRUN PARK, OLD PORTSMOUTH ROAD, GUILDFORD, SURREY GU3 1LU

LOCATION

The subject property is located on the Quadrum Park Industrial Estate, just over 2 miles south of the Guildford gyratory. The location provides access to Guildford itself via the A3100, ensuring a fast rail service to London and business and shopping facilities associated with the town of Guildford itself. The A3 is easily accessible, just over 4 miles to the north-west via the B3000 Compton, which provides fast access to the South Coast and Portsmouth and the M25 at Junction 10.

DESCRIPTION

The unit is mid terraced modern industrial warehouse unit built in 2004/5 and is part of a 21-unit estate just off the old Portsmouth Road A3100. The building is fully fitted including a forklift truck, cat 5 cabling and server, air-conditioned offices, 2 kitchens, disabled toilet with shower and separate M/F toilets.

Externally there are 5 marked car spaces with 2 electric charging points.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Warehouse etc	2,654	246.56
First Floor Office	807	75.0
Total GIA	3,461	321.56

TERMS

Available on new lease at a quoting rental of £14.50 per sq ft.

RATES

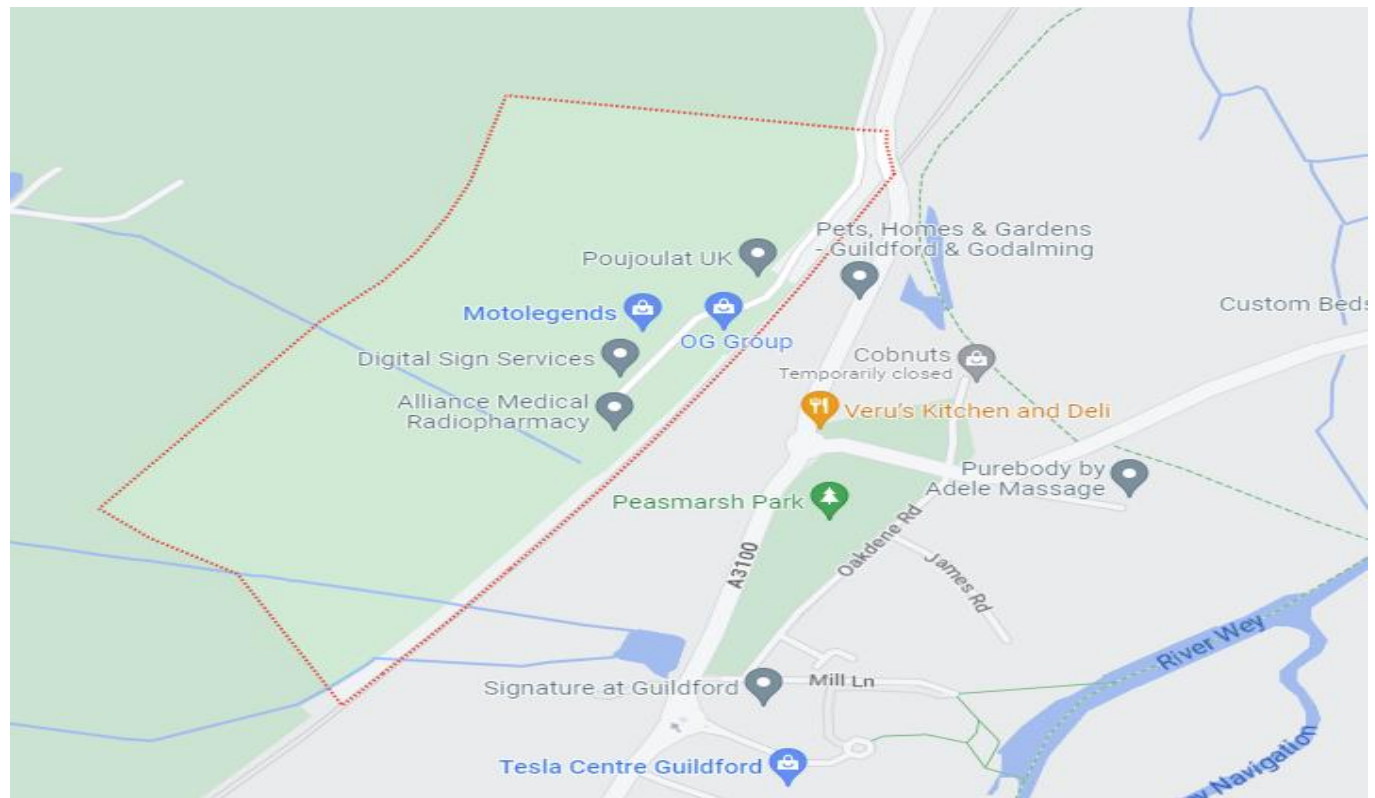
Rateable Value From April 2023:
£31,750 (payable £16,256)

EPC

C-66

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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