



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Industrial Unit with Office Space
3,165.73 sq. ft. (294.11 sq. m)

UNIT 18, LOSELEY PARK, GUILDFORD, GU3 1HS



Hewlett Packard
Enterprise

fitbit

Phigital

LOCATION

Unit 18 is located within the grounds of Loseley Park Estate on Stakescorner Road which connects to the B3000 to the South and Sandy Lane to the North.

The centre of Guildford is a 6-minute drive from the subject property and the A3 can be reached in just under 7 minutes. Both Guildford and Godalming mainline stations can be reached in under 10 minutes by car.

DESCRIPTION

The subject property is split between industrial and office elements. The Industrial unit can be accessed via the office space or via either of the main sliding doors (both 2.1m wide by 2.5m high) at the front and rear of the unit. The unit includes of painted concrete flooring, double W/C facilities, kitchenette, tube lighting, and a height of 3.3m.

The office space has double door access, tube lighting, power points throughout, fibre broadband, electric heating with a wooden vinyl floor finish.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Industrial	2,397.46	222.73
Office	768.27	71.38
Total	3,165.73	294.11

TERMS

New Lease Terms to be agreed

RENT

£45,000 per annum plus VAT

A service charge is payable to cover maintenance of common areas and shared services.

RATES

Rateable Value April 23: £20,500

Rates Payable (23/24): £10,229.50

EPC

TBA

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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