



**UNIT 1**

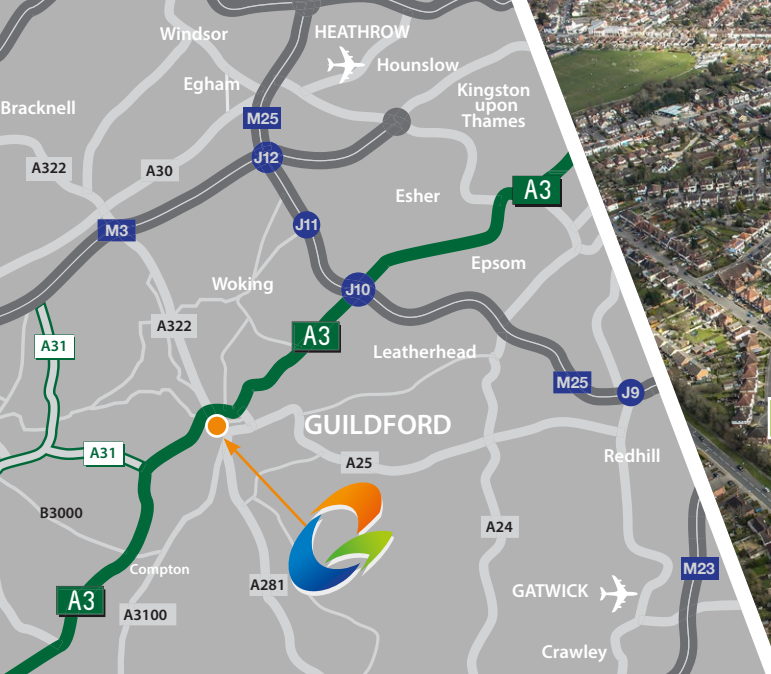
Deacon Field, Guildford, GU2 8YT

**GUILDFORD**

INDUSTRIAL ESTATE

FULLY REFURBISHED MODERN WAREHOUSE  
19,312 sq ft (1,794 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 comprises a modern, detached industrial/warehouse unit of steel portal frame construction occupying the most prominent position at the front of the estate.

## SPECIFICATION

- Fitted Offices at First Floor
- 1 x Roller Shutter Loading Door
- 3-Phase Power
- Clear Height of 6.1 m
- 50 Parking Spaces

## ACCOMMODATION (APPROX. GIA AREA)

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

## FURTHER INFORMATION

For further information please contact the joint sole agents.



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## EPC

The building has an EPC rating of D(87).

## RENT & RATES

Upon application.

## TERMS

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