



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

TOWN CENTRE INDUSTRIAL UNIT
4,030 Sq. ft. (374.4 sq. m)

UNIT 1, 11 WOODBRIDGE MEADOWS, GUILDFORD, GU1 1BA

LOCATION

Situated on the popular Woodbridge Meadow's Industrial Estate the site is highly accessible by both rail (Guildford Station via a 4-minute drive) and by road (A3 is less than half a mile from the site). Neighboring businesses include Brewers, Big Yellow Shelf Storage, The Gym Group, Porsche and Guildford Tyre Co.

DESCRIPTION

The site consists of a fully refurbished ground floor showroom/trade counter, first floor office space, refurbished warehouse and large forecourt area. Finished with wood effect cladding and significant glazed areas allowing for large amounts of natural light and product exposure. With refurbishment underway there is opportunity for prospective occupiers to specify interior finishes to their own requirements.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Showroom/Trade Counter	840	78.04
Office	840	78.04
Warehouse	2,350	218.32
Total	4,030	374.40

TERMS

New Lease Terms to be agreed.

RENT

£70,000 Per Annum + VAT

RATES

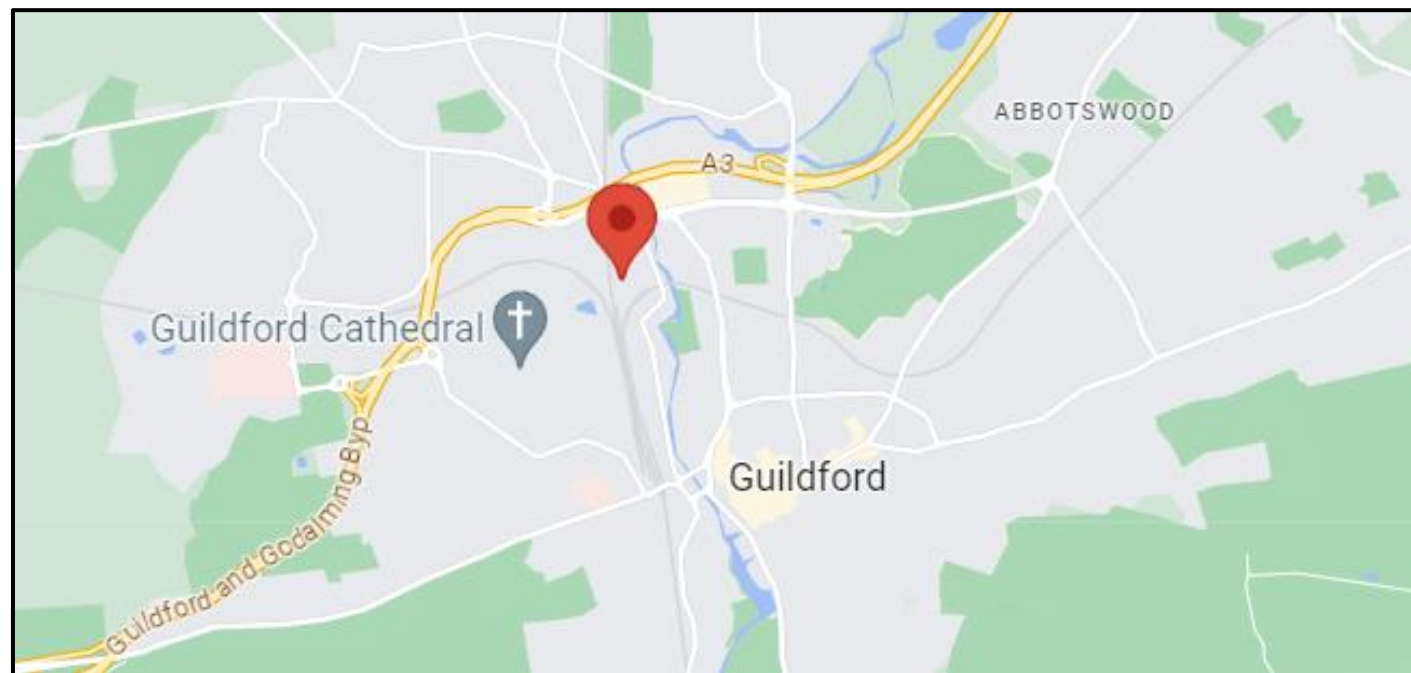
To be reassessed.

EPC

To be reassessed.

COSTS

Each party to bear their own 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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