



Owen
Isherwood
CHARTERED SURVEYORS

Pews Corner, Guildford, GU3 1LP
TO LET | 1,286 TO 11,087 SQ FT

A bustling light industrial estate on the Southern edge of Guildford with ample parking in a quiet countryside setting.

- Modern Light Industrial Estate.
- Close to Guildford Town Centre.
- Number of Commercial Units and open storage spaces available.
- A wide variety of users on site.
- Large parking area surrounding.
- Ample space for large vehicles and loading/unloading.
- Good EPC ratings throughout.



Location

The county of Surrey is one of the main Home Counties situated South of London, connected by the M25 London Orbital to the North around the Capital, the A3 motorway running North to South through the County. Portsmouth Road is one of the main arterial roads running North to South into Guildford from the nearby town of Godalming. A short, 8-minute drive from Guildford town center, Guildford train station and the High Street, the premises are ideally connected to the center of one of Guildford's main towns, whilst benefitting from the space afforded to it by being situated out of town. Nearby bus connections directly from the site link to Guildford and Godalming, whilst further national rail connections from Guildford link on to the center of the capital via a 40-minute train journey.

Description

Pew Corner is an active, modern light industrial site with multiple occupiers currently operating on site. The units benefit from ample parking on site, as well as an open plan, modern layout able to accommodate large vehicles for loading and unloading. A variety of occupiers are on site including light industrial, leisure, retail, office, storage, wholesalers and other users, making this a versatile site for a number of potential occupiers.

Accommodation

Name	sq ft	sq m	Availability
Unit - Unit 2A	4,075	378.58	Available
Unit - Unit 3	1,814	168.53	Available
Unit - Unit 5	3,912	363.44	Available
Unit - Unit 8	1,286	119.47	Available
Total	11,087	1,030.02	

Rates & Charges

Rates payable: £4.62 per sq ft For Units 4 & 5.

EPC

B (49)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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