



Owen
Isherwood
CHARTERED SURVEYORS

Pews Corner, Guildford, GU3 1LP

TO LET | 810 TO 8,793 SQ FT (75.25 TO 816.90 SQ M)

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 the principal Home County situated South of London, connected by the M25 London Orbital to the North, and the M3 and A3 to the North and West. Portsmouth Road is one of two arterial roads running North to South into Guildford from the nearby town of Godalming, and has an easy connection to Sussex. A short, 8-minute drive from Guildford town centre, Guildford train station and the High Street, the premises are ideally connected to the centre of one of Surrey's main towns, whilst benefiting 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 centre 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, as well as an open plan, modern layout able to accommodate large vehicles for loading and unloading.

A variety of occupiers have units at Pew Corner including light industrial, leisure, retail, office, storage, wholesalers and other users, making this a versatile estate for a number of potential occupiers.

Accommodation

Name	sq ft	sq m	Availability
Unit - Unit 2A	1,447	134.43	Available
Unit - Unit 3	1,755	163.04	Available
Unit - Unit 5	3,072	285.40	Available
Unit - Unit 8	1,709	158.77	Under Offer
Unit - Unit 9	810	75.25	Available
Total	8,793	816.89	

Terms

All available units are available on new terms to be negotiated, commencing 1st May 2025

Rates & Charges

Rates payable: £4.62 per sq ft Approximate costs.

EPC Rating

Each unit having a different EPC rating between C and D, available upon request.



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