

Owen Isherwood
CHARTERED SURVEYORS

Comporter, Woodbridge Road, Guildford, GU1 1DP

TO LET | 9,578 TO 18,245 SQ FT (889.83 TO 1,695.02 SQ M)

Super Prime Mixed-Use Opportunity in Guildford

- Prime Location Opposite Ladymead Retail Park
- Targeting BREEAM Outstanding & EPC A
- Construction Started - PC Q1 2027
- 31 Parking Spaces
- 3.2m Clear Internal Ceiling Height
- Busiest Intersection in Guildford




halfords garage services







Location

The 1.25-acre site is located in the county of Surrey, situated 1 mile to the north of Guildford town centre. The site is located at the highly visible intersection of the A322 and A25, the main roads connecting Guildford Town Centre to both junctions 6 and 7 of the A3.

It sits directly opposite the popular Ladymead Retail Park, home to retailers such as M&S, Halfords, Currys, Next, Furniture Village, Sports Direct, Burger King, and Costa. Other occupiers in close proximity include a Wickes builders' merchant, Jaguar Land Rover showroom, B&Q, Lidl, and various other leading retail and industrial occupiers.

Description

This one-of-a-kind 3,500 sq. ft. – 10,208 sq. ft. GIA retail, showroom or leisure space, available for lease in Q1 2027, is a unique opportunity. The developer Compound will deliver the shell and core, targeting BREEAM Outstanding and carbon net zero efficiency in operation.

It benefits from 31 shared car parking spaces on the ground level. This modern, vibrant, and sustainability-focused development is designed with flexibility at its core. Its high specification space can be easily adapted to suit a range of retail warehouse or leisure needs.

Further details on the building specifications can be requested.

Accommodation

Name	sq ft	sq m
Unit - Option A (GF)	9,578	889.83
Unit - Option B (GF - whole)	14,413	1,339.01
Unit - Option C (GF+1st)	18,245	1,695.02
Total	**42,236**	**3,923.86**

Terms

New Lease

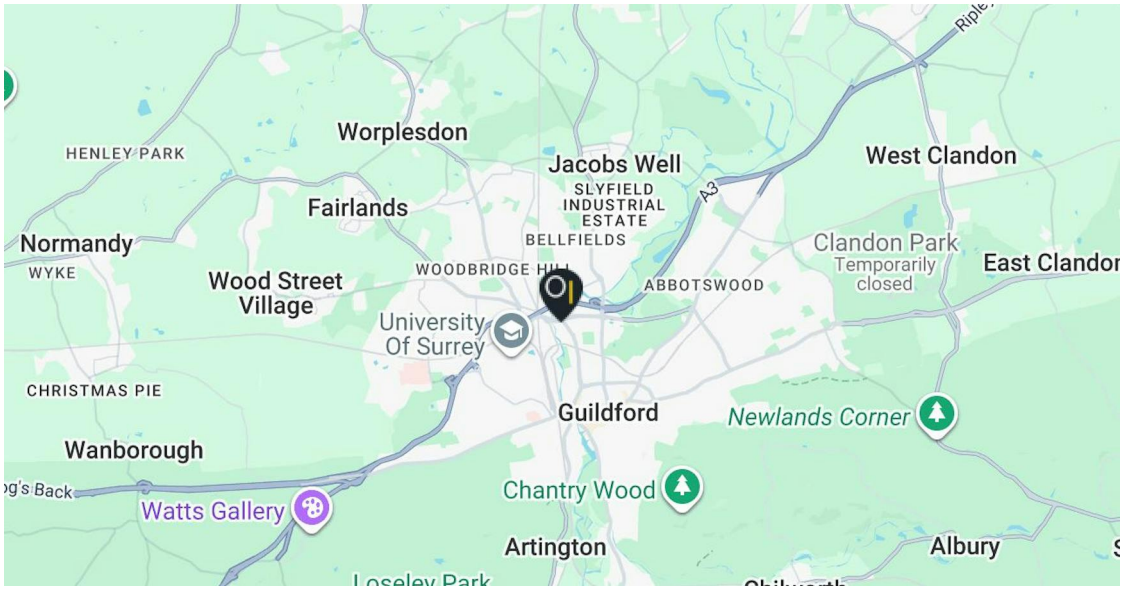
Rent

On Application

Rates & Charges

EPC

EPC exempt - No building present







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