COMPORTER

AVAILABLE FOR LEASE IN APRIL 2027



9,578 – 18,245 SQ. FT.
SUPER PRIME RETAIL LEASING OPPORTUNITY
WITHIN A PROMINENT MIXED-USE SITE IN GUILDFORD

Comporter Guildford offers high-quality specifications with upgrades available to meet all occupier needs.

FLOOR AREA

9,578 – 18,245 sq. ft
Three options available

CONSENTED USES

Class E(a), (c)(i)-(iii) and (g)(i)-(iii)
(Subject to planning; change of use may be considered)

E

RENT

Further details upon application

SUPER PRIME

At the busiest intersection in Guildford (A322 and A25)

LEASE TERMS

Flexible lease terms available

BREEAM EXCELLENT

EPC A

A

NET ZERO CARBON

Expected 85-90%

0

LOADING FACILITY

Level access loading doors, with own loading bay

POWER CAPACITY

70 kVA max.

3.2M CLEAR INTERNAL CEILING HEIGHT AT GROUND FLOOR

2.5M AT FIRST FLOOR

SIGNAGE

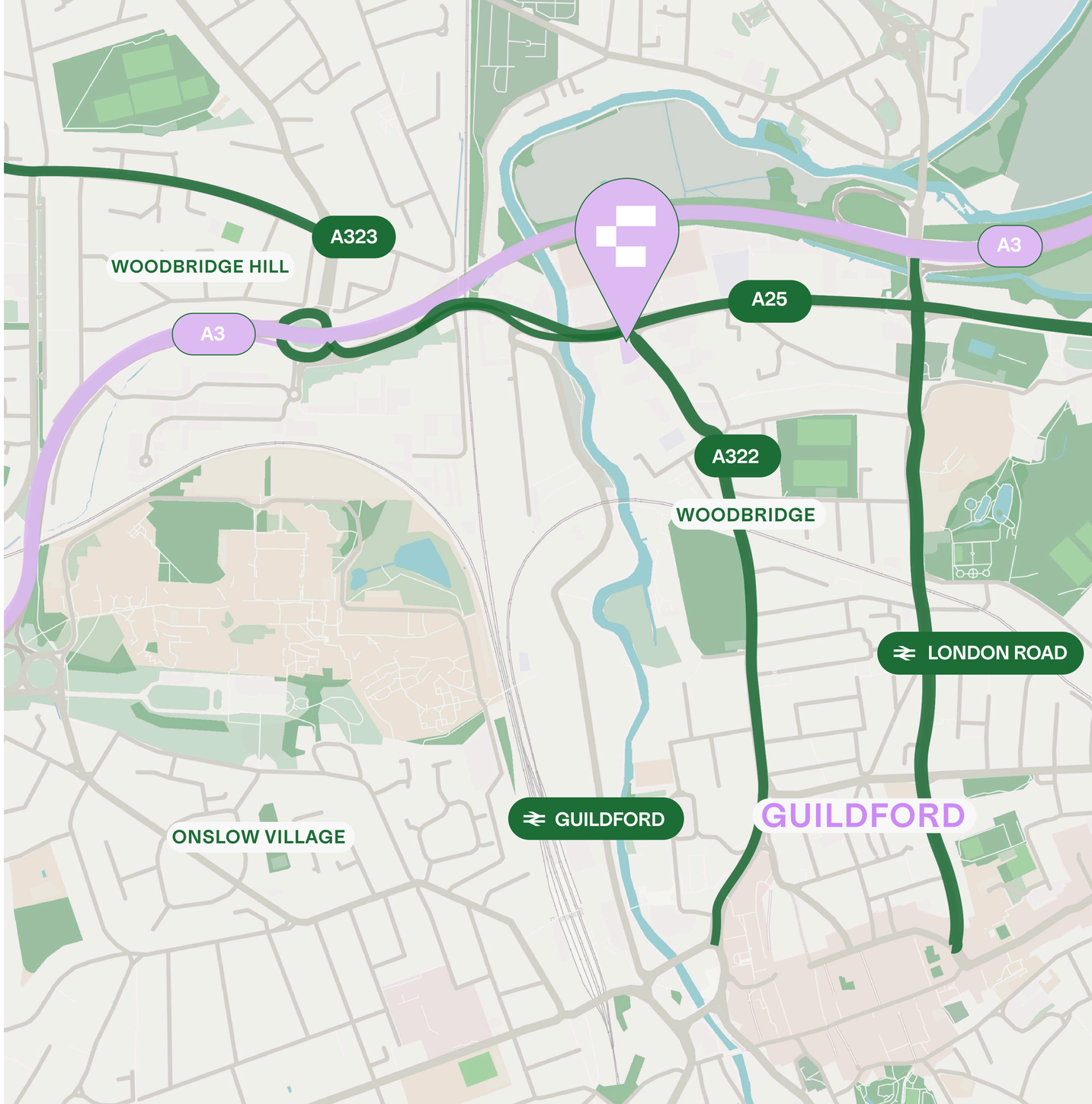
To be agreed pre-Agreement for Lease signing

Strategically positioned within the South East

Guildford benefits from excellent strategic connectivity, sitting immediately adjacent to the A3 - one of the South East's principal arterial routes linking Central London with Portsmouth and the wider motorway network. Additional connectivity is provided via the A25 and A323, key routes connecting Guildford with neighbouring towns across Surrey.

This strong road infrastructure positions Guildford as a well-connected commercial hub serving both the regional and London markets.





COMPORTER

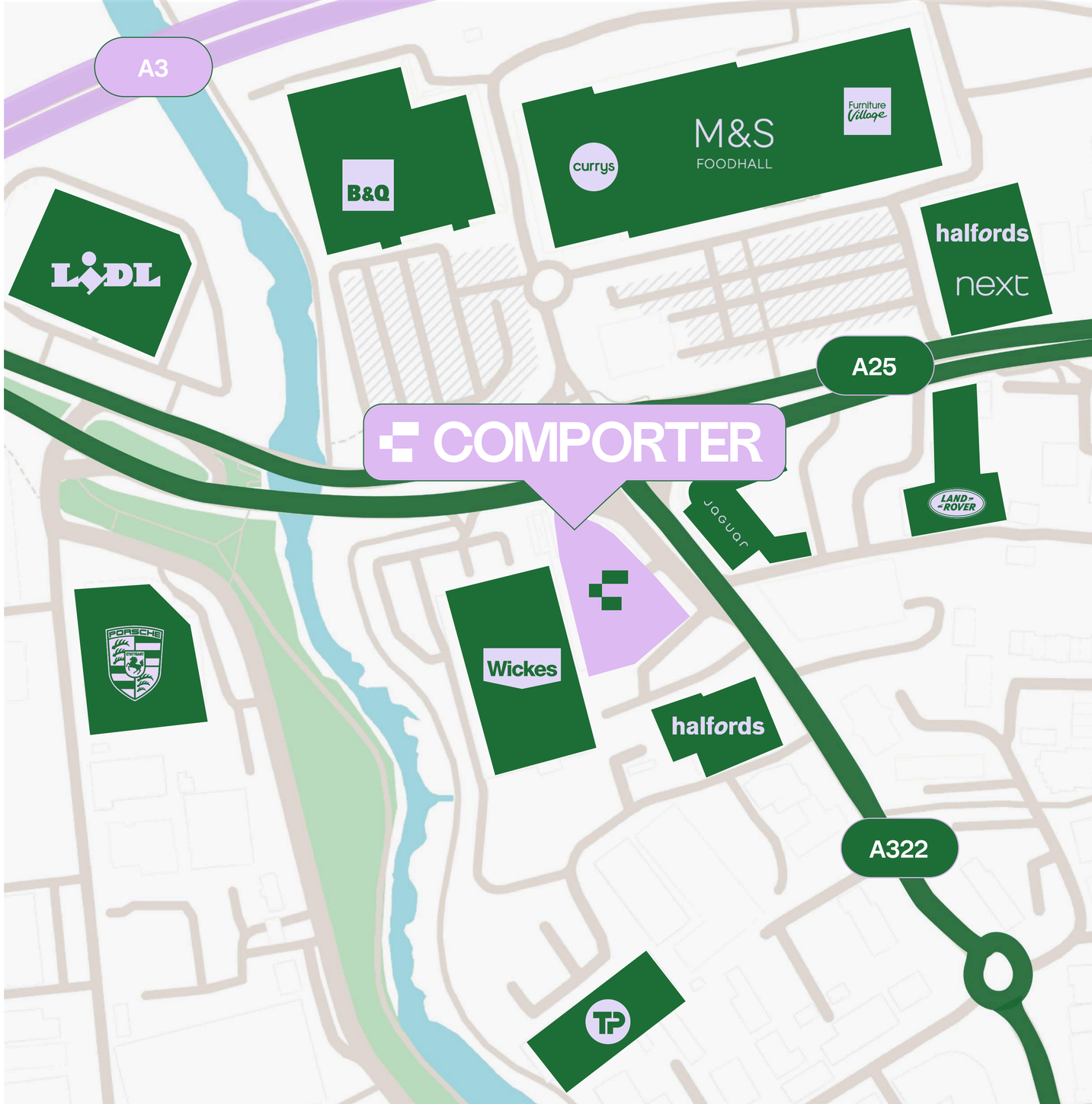
GUILDFORD
LOCATION

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. The area the site sits within is primarily made up of retail, leisure, industrial and car showroom uses within the Strategic Employment Zone, demonstrating the strength, rarity of our location for retail and leisure uses and its importance for commercial activity in Guildford.

Given that the primary public-facing façades are to the north and east, the Scheme will be accessed via Woodbridge Road (A322).



NATIONAL OCCUPIERS

Wickes

M&S FOODHALL

PORSCHE

B&Q

halfords

LIDL

LAND ROVER

JAGUAR

Furniture Village

currys

£58.3K

AVERAGE HOUSEHOLD INCOME

12M

VEHICLES PASSING THIS EXACT JUNCTION EVERY YEAR

1.24M

CATCHMENT POPULATION WITHIN 30 MINUTES

GUILDFORD'S MOST VISIBLE FRONTAGE



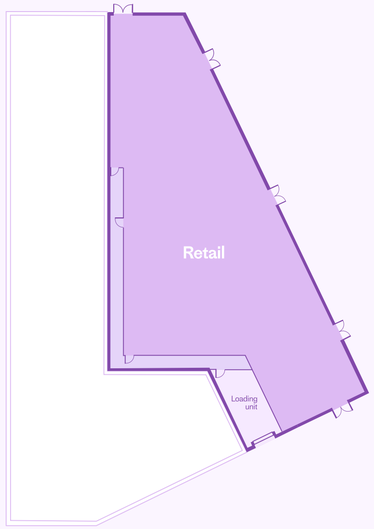
Three ways to take the space, from 9,578 to 18,245 sq. ft.

OPTION A

9,578 SQ. FT.

GROUND FLOOR

GROUND FLOOR	9,578 SQ FT.	3.2M CEILING HEIGHT

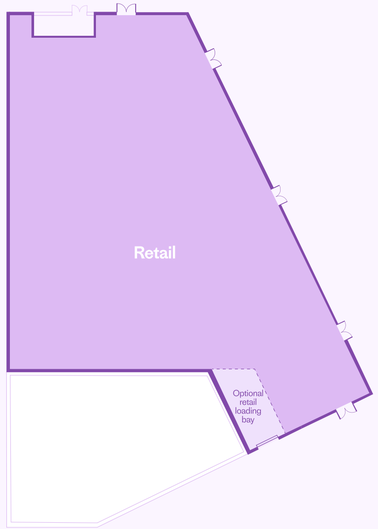


OPTION B

14,413 SQ. FT.

ENTIRE GROUND FLOOR

GROUND FLOOR	14,413 SQ FT.	3.2M CEILING HEIGHT

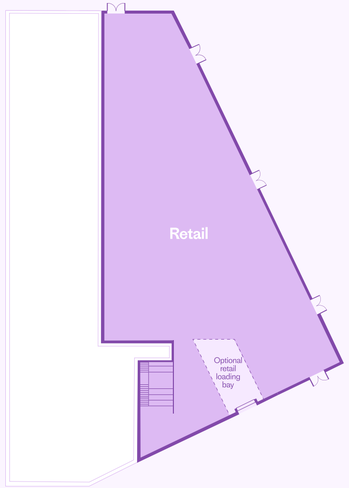


OPTION C

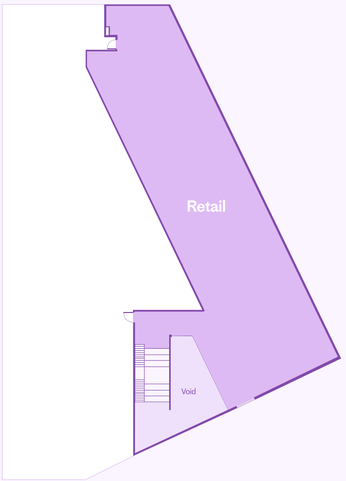
18,245 SQ. FT.

GROUND AND FIRST FLOOR

GROUND FLOOR	10,656 SQ FT.	3.2M CEILING HEIGHT
FIRST FLOOR	7,589 SQ FT.	2.5M CEILING HEIGHT
TOTAL	18,245 SQ FT.	



GROUND FLOOR

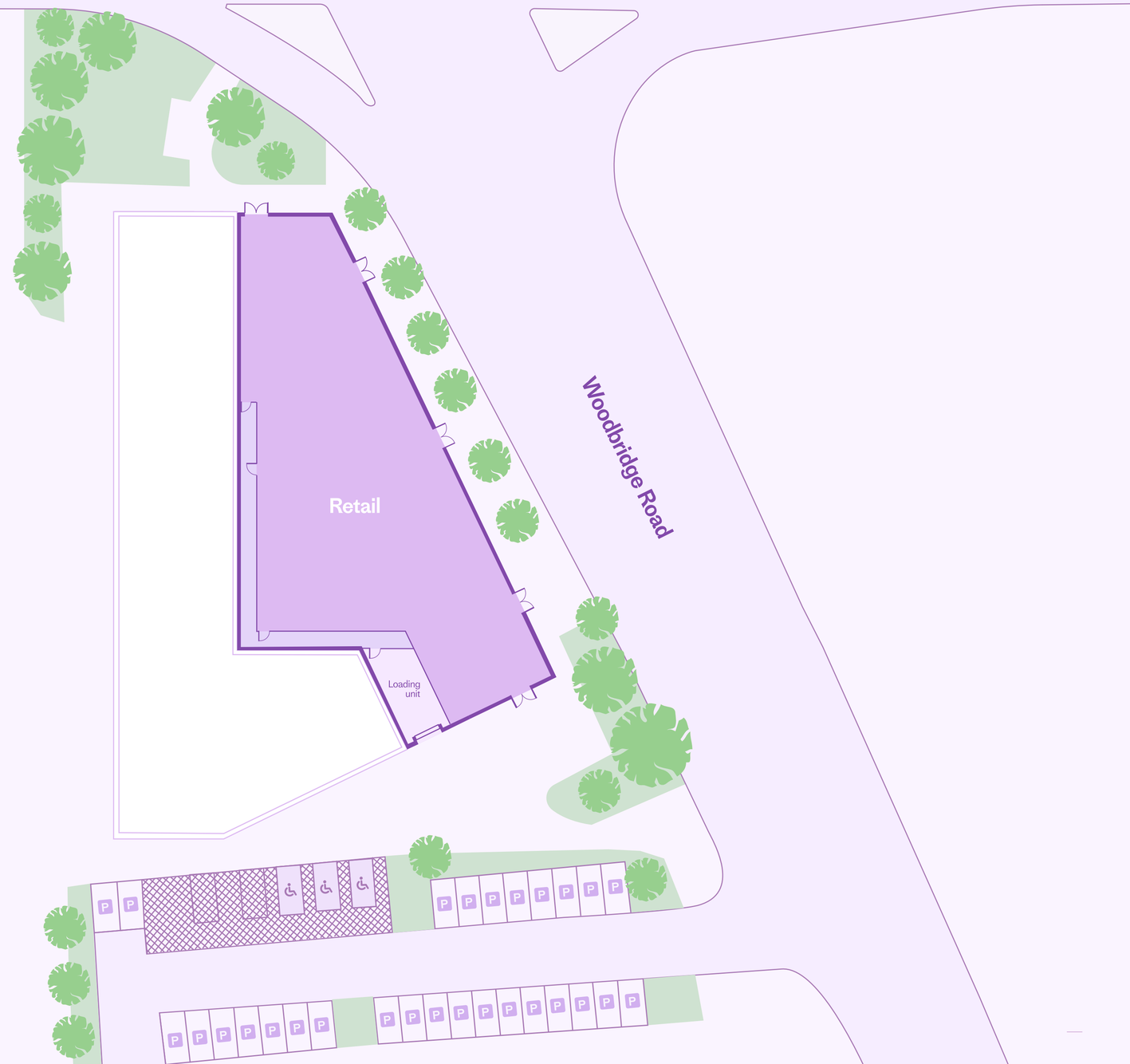


FIRST FLOOR

All options are delivered as open, shell-and-core and are available for lease in April 2027.

GROUND FLOOR 9,578 SQ FT. 3.2M CEILING HEIGHT

- DELIVERED AS OPEN, SHELL-AND-CORE.
- OWN STREET ENTRANCES
- ROLLER SHUTTER
- EPC A
- UNLOADING/LOADING FACILITIES
- 31 SHARED PARKING SPACES ACROSS THE WHOLE SITE.



ELECTRIC VEHICLE CHARGING POINTS

UTILITY CONNECTION POINTS

FLOOR LOADING
30 kN/M2

GUILDFORD

FLOORPLAN LAYOUT - OPTION B

GROUND FLOOR 14,413 SQ FT. 3.2M CEILING HEIGHT

- DELIVERED AS OPEN, SHELL-AND-CORE.
- OWN STREET ENTRANCES
- ROLLER SHUTTER
- EPC A
- UNLOADING/LOADING FACILITIES
- 31 SHARED PARKING SPACES ACROSS THE WHOLE SITE.



ELECTRIC VEHICLE CHARGING POINTS

UTILITY CONNECTION POINTS

FLOOR LOADING
30 kN/M2

GUILDFORD
INTERNAL VISUALS - OPTION B

14,413 SQ. FT.

ENTIRE GROUND FLOOR







CGIS FOR ILLUSTRATIVE PURPOSES ONLY

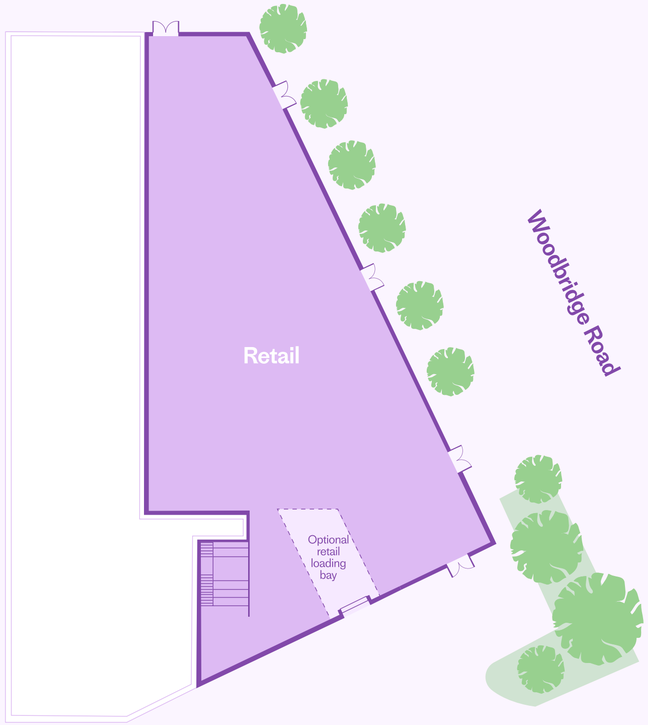
GUILDFORD

FLOORPLAN LAYOUT - OPTION C

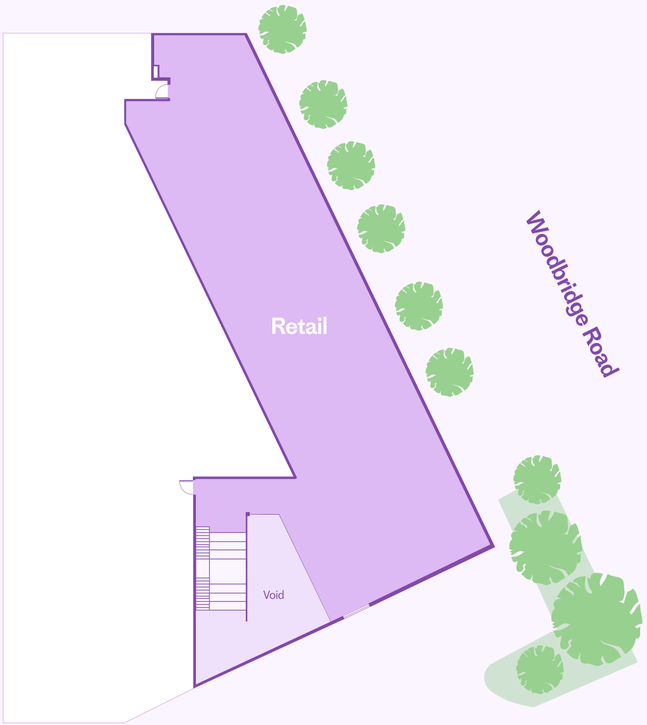
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TOTAL	18,245 SQ FT.	

- DELIVERED AS OPEN, SHELL-AND-CORE.
- OWN STREET ENTRANCES
- ROLLER SHUTTER
- EPC A
- UNLOADING/LOADING FACILITIES
- 31 SHARED PARKING SPACES ACROSS THE WHOLE SITE.

GROUND FLOOR



FIRST FLOOR



ELECTRIC VEHICLE CHARGING POINTS

UTILITY CONNECTION POINTS

FLOOR LOADING
30 kN/M2 (GF)

GUILDFORD
INTERNAL VISUALS - OPTION C

18,245 SQ. FT.

GROUND AND FIRST FLOOR







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FOR LETTING INQUIRIES

ESH Edgerley Simpson Howe

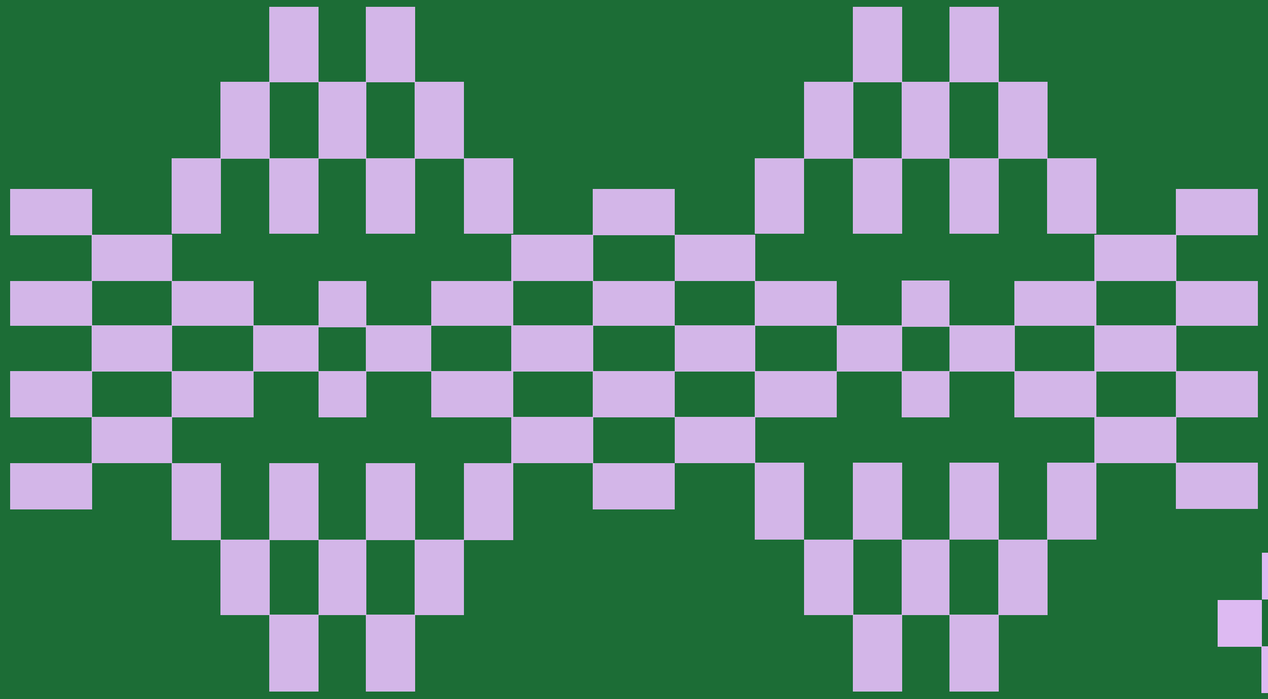
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