

Owen Isherwood
CHARTERED SURVEYORS

1H Merrow Business Park, Guildford, GU4 7WA

FOR SALE | 2,067 SQ FT (192.03 SQ M)

Freehold commercial investment within a busy edge of town business park.

- Tenant in situ.
- Light industrial, storage and office use potential.
- Ample parking included close to the premises.
- Desirable location for commercial tenants.
- Bus links to the centre of town nearby.



Location

Merrow business park is situated on the outskirts of Guildford along Merrow Lane, which connects northwards towards the A3 motorway between London and Portsmouth. The premises also benefit from being close by to two large supermarkets within Burpham which are within walking distance.

Description

Freehold commercial premises of brick and slate built in the centre of an active and in-demand business park.
Internally, the premises offer WC units over both the first and second floors, open commercial space over both floors and windows facing out on to the courtyard at the front on the ground floor, and the front and rear on the first floor.
The tenant has fitted a number of partition walls which are removable and can be cleared to suit a new tenants needs.
Currently let at £31,500 per annum.

Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - 1H	2,067	192.03	£31,500 /annum	Available
Total	**2,067**	**192.03**		

Price

Offers in the region of £435,000 +VAT

Rates & Charges

Rateable value: £39,250
Rates payable: £19,603 per annum (based on April 2023 listings - to be reassessed)

EPC

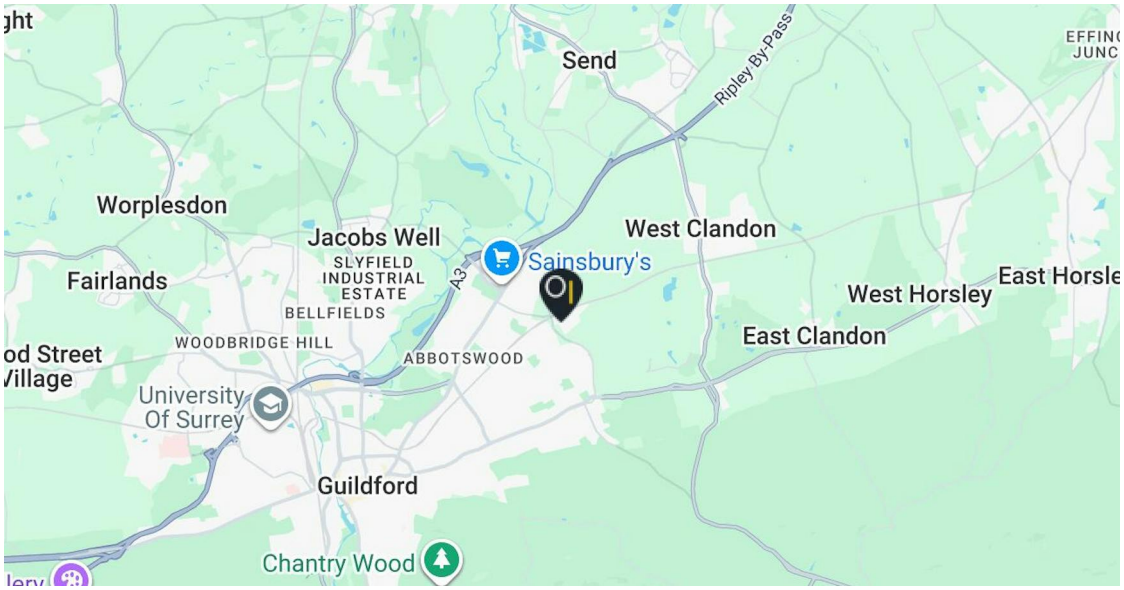
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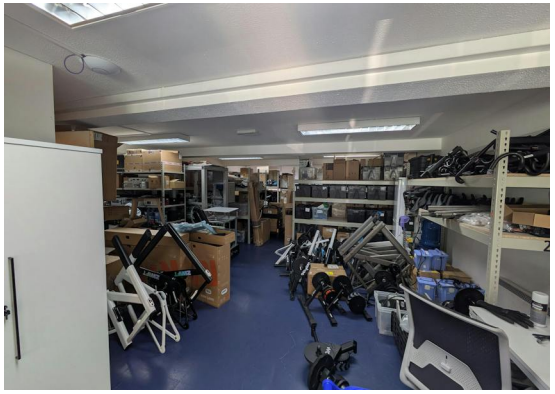
Tenure

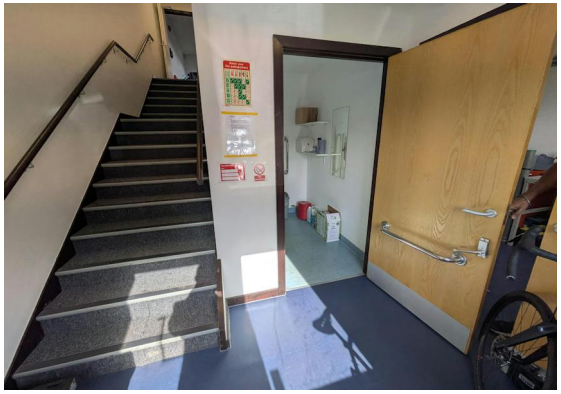
Let on a three year lease from 01 January 2024 till 31 December 2027.

Legal costs

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







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