Owen Isherwood
CHARTERED SURVEYORS

1C Merrow Business Park, Guildford, GU4 7WA

FOR SALE | 729 SQ FT (67.73 SQ M)

Self-contained commercial unit in an active business park on the edge of Guildford.

- Ideal location on the edge of Guildford.
- Sold with vacant possession.
- Available for a variety of uses including office, storage or light industrial.
- Three parking spaces included in the sale.
- Set over two floors, ideal for varying uses.
- Internal security bars already fitted on ground floor.

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 build, benefitting from a close and easy to find location from the front entrance. Internally, as you enter the unit, a DDA compliant WC is fitted with ground floor commercial space. Upstairs is an open plan office/commercial space with a set of double doors forming a juliet balcony.
Premises to be sold with vacant possession.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	359	33.35	Available
1st - 1st Floor	370	34.37	Available
Total	**729**	**67.72**	

Price

Offers in the region of £175,000 +VAT

Rates & Charges

Rateable value: £15,750

EPC

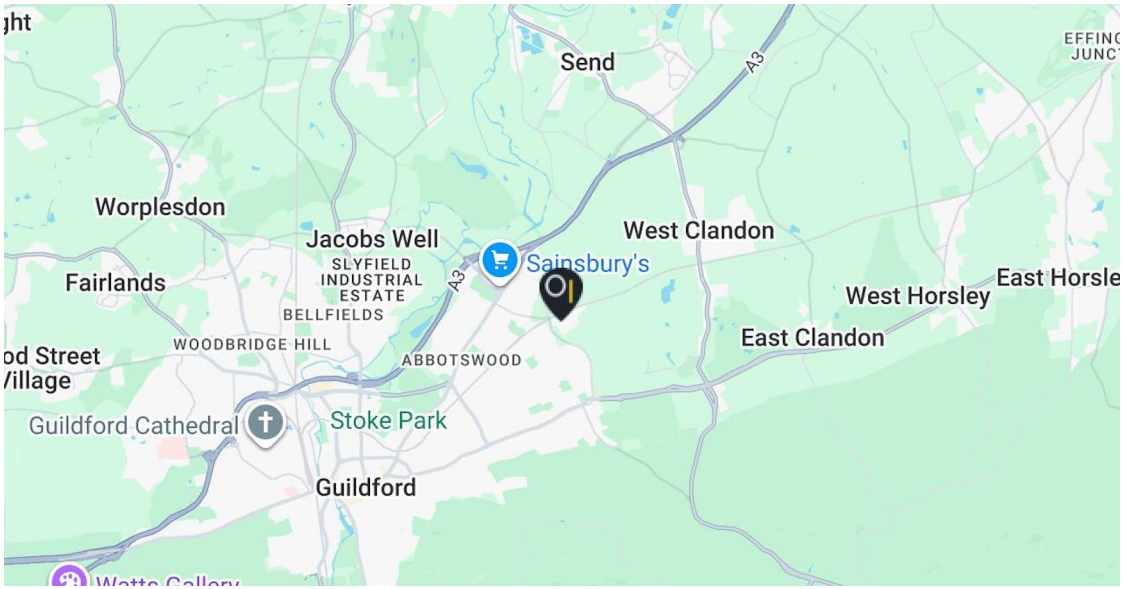
E (103)

VAT

The premises are registered for VAT.

Legal costs

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



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