Owen Isherwood
CHARTERED SURVEYORS

1L Merrow Business Park, Guildford, GU4 7WA

FOR SALE | 1,439 SQ FT (133.69 SQ M)

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

- Freehold commercial investment within a busy edge of town business park.
- Tenant in situ until November 2027.
- Currently receiving an income of £32,500pa (exclusive of VAT).
- Flexible commercial space under class "E".
- Ideal location on the edge of Guildford with parking included.
- Set over two floors with DDA compliant WC.
- Has 3-phase electricity

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

One of the larger units within Merrow Business Park, these premises are being sold with a tenant in situ (Zwift UK Ltd) whose lease is due to expire in November 2027. Set over two floors with a central core for the staircase and WC unit, the premises are in a good condition throughout with the tenant utilising the ground floor for storage and testing of equipment, and the first floor being office use with some areas partitioned. A Juliette balcony has been fitted on the first floor, typical of the estate. The units will be cleared and redecorated in a neutral manner upon expiry of the lease by the tenant.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	729	67.73	Available
1st - 1st Floor	710	65.96	Available
Total	**1,439**	**133.69**	

Price

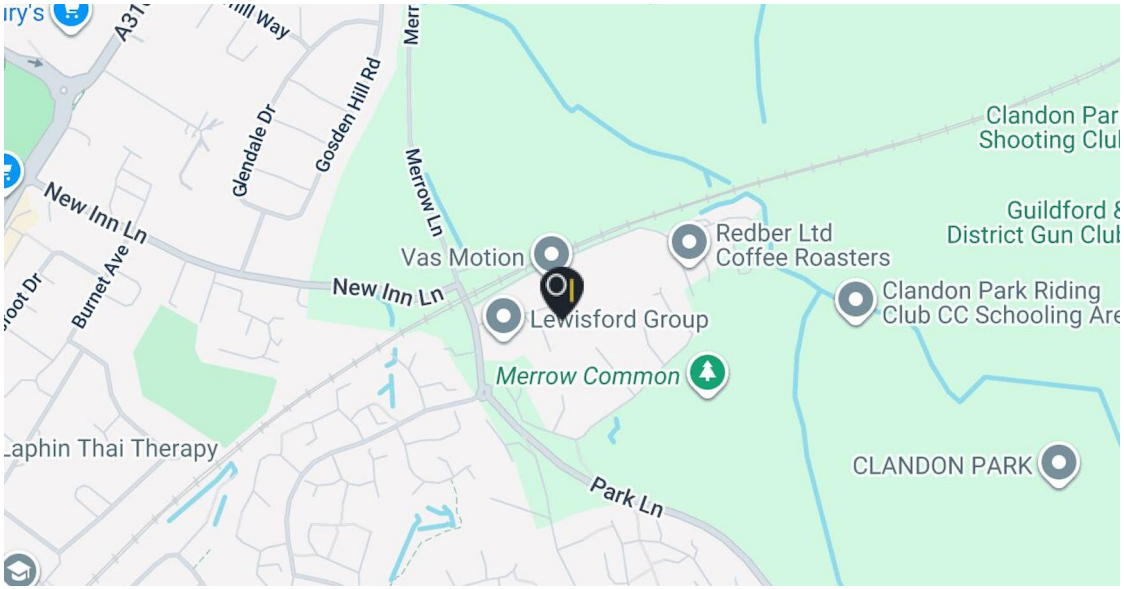
Offers in the region of £325,000 +VAT

Rates & Charges

Rateable value: £29,250
Rates payable: £16,233.75 per annum

Legal costs

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



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