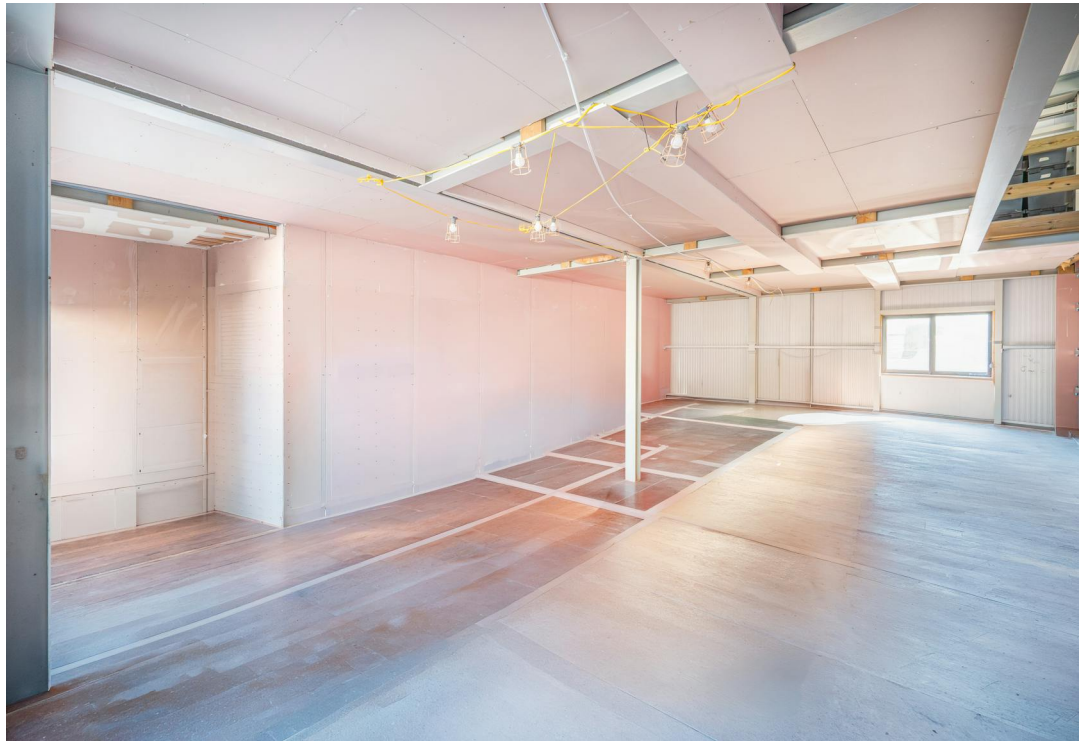
Owen Isherwood
CHARTERED SURVEYORS

Unit 7, Heyworth Business Park, Guildford, GU3 1AF

TO LET | 2,536 SQ FT (235.60 SQ M)

Flexible terraced class "E" unit with a variety of users on site.

- Having close connections between the towns of Guildford and Godalming.
- Scope for roller shutter to be fitted.
- Gym, office, leisure and other uses within Class "E" currently used on site.
- Modern, recently built units with an EPC rating of "B".
- CCTV and security gates to the business estate.
- High Ceilings of 2.6m and 2.4m respectively.
- Potential for bespoke fitout similar to neighbouring units.



Location

Situated a mere 10-minutes drive from both Guildford and Godalming within the home county of Surrey, this unit is situated within Peasmarsh and just off Old Portsmouth Road which connects the two towns. The premises are also close to the A3 which links between Portsmouth and London, with Heathrow Airport a mere 40-minute drive away.

Description

A two-storey class "E" premises and being terraced on either side by commercial units. Currently in a shell condition and with scope for a new tenant to refit according to their needs, including scope to fit a roller shutter to the front of the unit. The premises are based over two floors, with a central staircase separating both floors into two sections.

Accommodation

Name	sq ft	sq m	Availability
Ground	919	85.38	Available
1st	1,617	150.22	Available
Total	**2,536**	**235.60**	

Terms

New Lease

Rent

£25 per sq ft

Rates & Charges

Rateable value: N/A

EPC

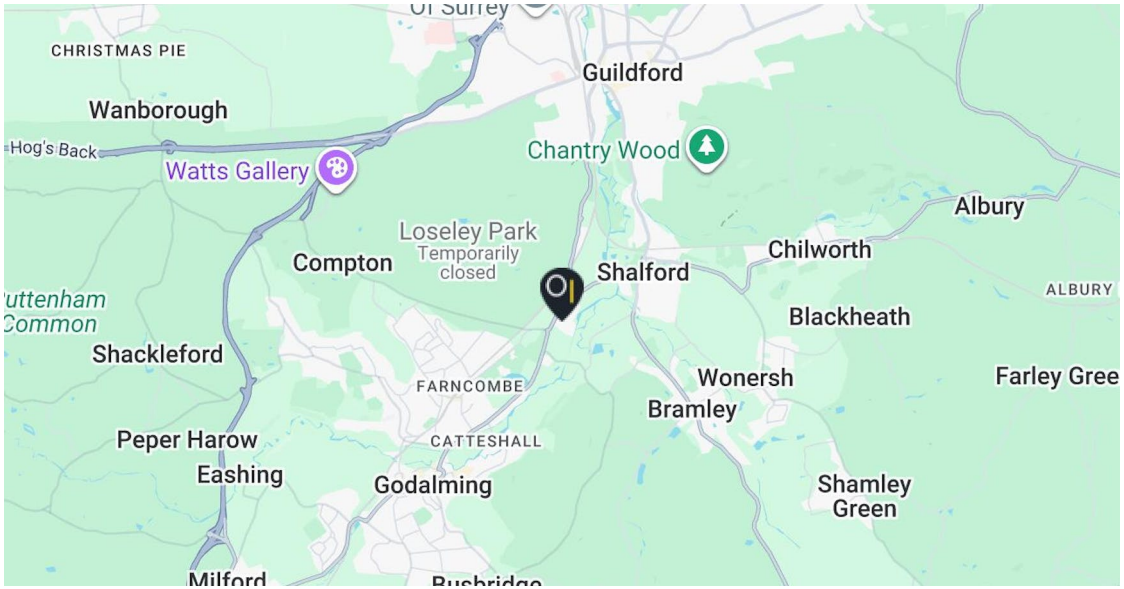
B (47)

Parking

6 allocated parking spaces.

Legal costs

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



Contact

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

Adam Fenney
T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated