


Owen Isherwood
CHARTERED SURVEYORS

11 Midleton Industrial Estate, Guildford, GU2 8XW

**TO LET | 4,665 TO 9,339 SQ FT** (433.39 TO 867.62 SQ M)

## Detached Industrial/Warehouse Building with Gated Access & Large Private Car Park in Guildford. Building can be let as 2 separate units.

- Detached Building with Circa 28 Parking Spaces & Loading (whole building)
- Ideal for Trade Counter users and similar
- Large Rear Gated Car Park with 4 Electric Car Charging Points
- Gas Heating
- 3 Phase Power
- Height 8 metres to Eaves (approximately)
- Two Full Sized Loading Doors (one per each divided unit)
- Ancillary Offices



## Location

The property is situated on the Midleton Industrial Estate to the North of Guildford town centre close to the A3 Wooden Bridge interchange. The A3 provides a dual carriageway link to the M25 at Junction 10, around 9 miles to the North of the town. Midleton Industrial Estate has and still is the subject of major investment to provide modern day industrial/warehouse buildings set within a convenient location close to the A3 interchanges.

## Description

Unit 11 was constructed just over 5 years ago, and provides excellent height modern warehousing and/or trade counter use. The building is highly functional, with 2 full height electrically operated loading doors, internal office pods, heated and LED lit accommodation, customer parking to the front consisting room for 6 vehicles, and a private and gated car park to the rear for around 22 vehicles including 4 electric car points.

Can be divided into 2 units of circa 4,665 sq ft.

## Accommodation

| Name | Building Type | sq ft | sq m | Availability |
|---|---|---|---|---|
| Ground - (equally split between the 2 sides) | Industrial | 8,816 | 819.03 | Available |
| 1st - (equally split between the 2 sides) | Office | 523 | 48.59 | Available |
| **Total** | | **9,339** | **867.62** | |

## Terms

New Lease

## Rent

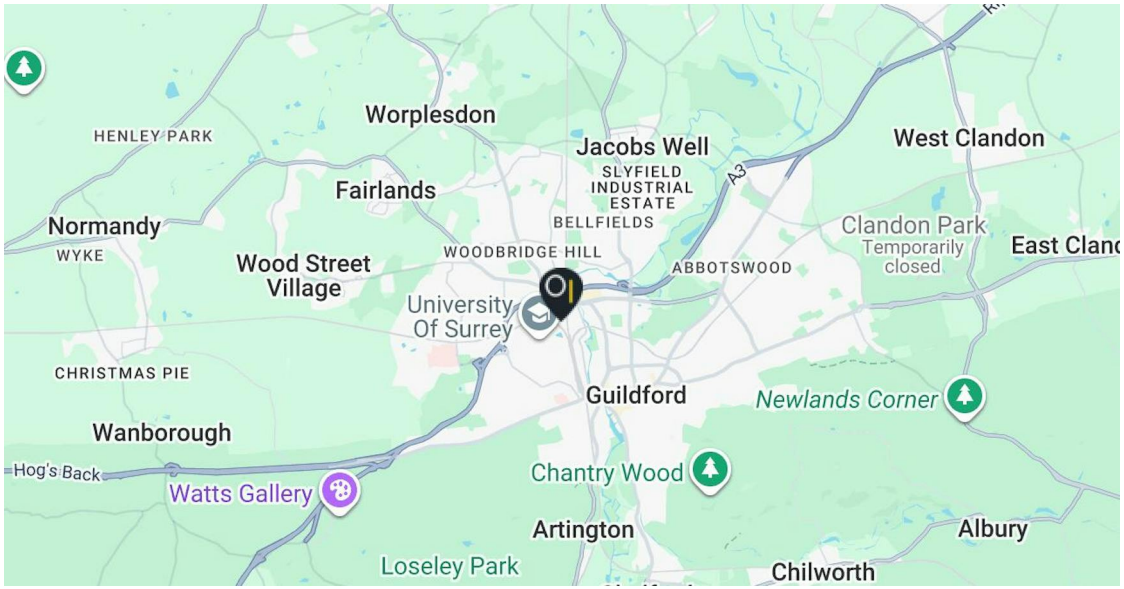
£19.25 per sq ft

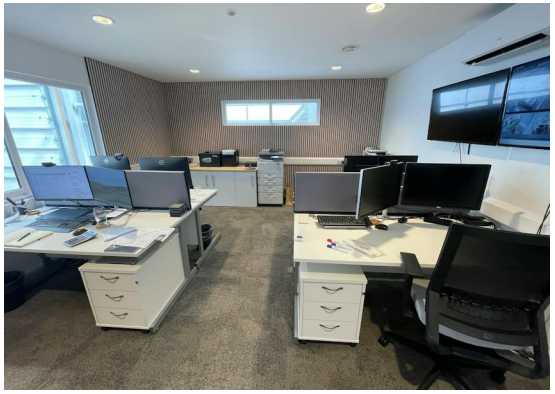
## Rates & Charges

We understand that the property is currently rated as 2 properties at the moment each building having a Rateable Value is £75,500, so a combined rateable value of £151,000 giving with rates payable for 2026/2027 of approximately £72,480, although there could be transitional relief provided, so we advise interested parties to verify this information with Guildford Borough Council on 01483 505050.

## EPC

11A - A(16) / 11B - A(17)





## Contact

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