



TO LET

8,340 SQ FT

774.81 sq m

7 WESTFIELD ROAD · SLYFIELD · GUILDFORD · GU1 1RR

WAREHOUSE / INDUSTRIAL WITH SECURE YARD

JOINT AGENTS

 **Hurst
Warne**

**Owen
Isherwood**
CHARTERED SURVEYORS

Location

The property is situated on the well established Slyfield Industrial Estate, Guildford. The main A3 London to Portsmouth trunk road is approximately 1 mile distant and provides access to the M25 (junction 10) and the national motorway network beyond.



A3

Approx. 1 mile



M25

Junction 10



Slyfield

Established estate

Description

Unit 7 comprises a detached industrial/warehouse unit on the established Slyfield Industrial Estate, benefitting from a secure, self-contained gated yard. The warehouse accommodation includes a mezzanine floor extending to approximately 1,258 sq ft, a roller shutter loading door, kitchen and an undercroft storage area. The property also benefits from security shutters to the front elevations.

The first floor provides generous office accommodation. Externally the unit benefits from a secure gated yard with generous on-site parking and loading space.



SLYFIELD INDUSTRIAL ESTATE · GUILDFORD

Key Benefits

-  Prominent location on Slyfield Industrial Estate
-  Light refurbishment
-  Secure yard
-  First floor offices
-  Mezzanine totalling 1,258 sq ft
-  Kitchen
-  Alarm system
-  Security shutters

Accommodation

FLOOR	SQ FT	SQ M
Ground - Warehouse	5,091	472.97
First - Office	1,991	184.97
Mezzanine	1,258	116.87
Total	8,340	774.81

£ RENT
£110,000
per annum exclusive

EPC
D (95)
Energy rating



Terms

The unit is available on a new full repairing and insuring lease for a term by arrangement.



Rates

Rateable value: £69,000. Rates payable therefore approx. £33,000 for the current rate year ending 2027.



Legal Costs

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





Summary



RENT

£110,000

Per annum exclusive



AVAILABLE SIZE

8,340 sq ft



RATES PAYABLE

£3.97 per sq ft

Based on the 2026 valuation



EPC

D (95)



Contact JOINT AGENTS

**Owen
Isherwood**
CHARTERED SURVEYORS

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