SHW

MAKING PROPERTY WORK

SHW.CO.UK

# TO LET

## INDUSTRIAL UNIT WITH TRADE COUNTER POTENTIAL – 2,924 SQ FT (272.64 SQ M)

**Unit B4, Moorfield Point, Moorfield Road, Slyfield Industrial Estate, Guildford, GU1 1RU**

# Rent | £16.50 Per sq ft  Modern, refurbished warehouse/industrial/trade unit

19 February 2026

## DESCRIPTION
A newly refurbished, mid-terrace industrial/warehouse unit with office & WC facilities. The unit is of portal frame construction with part brick and part profiled cladding. On site parking is provided. Refurbishment works have included complete redecoration throughout, new LED lighting and new floor finishes.

## LOCATION
Moorfield Point is situated on Moorfield Road on the Slyfield Industrial Estate - Guildford's premier industrial location. The Slyfield estate is off the A320 Guildford to Woking Road to the north of Guildford town centre. The A3 dual carriageway can be reached less than 1 mile to the south. Nearby occupiers include Screwfix, Sheerwater Glass, Champion Timber as well as SELCO and Howdens.

## ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|---|---|---|
| Unit B4 | 2,924 | 271.64 |
| **TOTAL** | **2,924** | **271.64** |

## AMENITIES / OPPORTUNITY
- 6.5m to eaves
- Offices at 1st floor to around 10% of total area
- Up and over door
- Car parking - 6 spaces
- Newly refurbished

## RENT
£16.50 Per sq ft

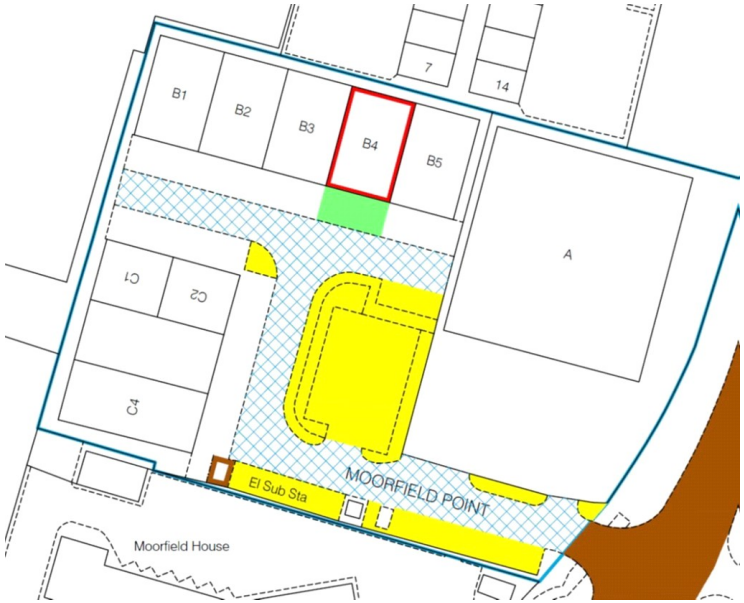
## RATES

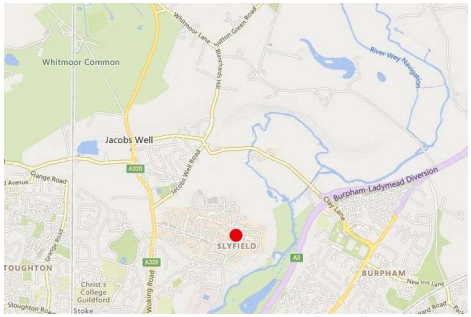
RV (2026) - £44,000
Rates payable (2026/27) - £19,008 based on small business multiplier of 43.2p in the £

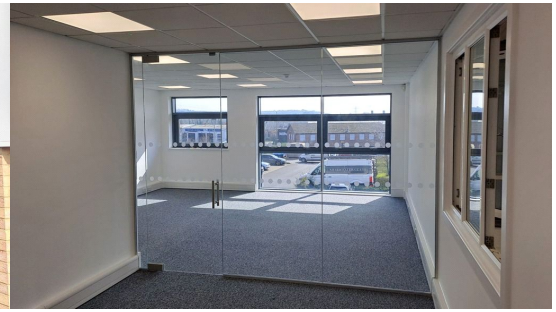
## VAT
VAT will be chargeable on the terms quoted.

## LEGAL COSTS
Each party is to be responsible for their own legal fees.

## EPC
The property has an EPC rating of C.








## VIEWINGS –

**Tim Shaw** t: 07834 626792 e: tshaw@shw.co.uk
**Elliot Hope** t: 07860 506885 e: ehope@shw.co.uk

SHW Property
SHW Property


**MAKING PROPERTY WORK**

**SHW.CO.UK**


SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316