

The logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange trapezoidal shape that tapers to the right.

SHW

**MAKING
PROPERTY
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FOR SALE

DEVELOPMENT - COMMERCIAL – 437 SQ FT (40.6 SQ M)

The Old Ambulance Station, Waterside Road, Guildford, Surrey, GU1 1RE

DESCRIPTION

The Old Ambulance Station is a single storey storage unit of brick construction under a hip and pitch tiled roof. The unit has wooden side sliding doors along the elevation fronting Waterside Road. Historically the property was used as storage for ambulances and associated vehicles and mostly recently has been used as a general storage unit. The freehold title (number SY773734) is available, and title extends to the footprint of the building. The property is suitable for redevelopment to other uses subject to planning and other necessary consents.

LOCATION

The Old Ambulance Station is located on Waterside Road, in a residential area close to Slyfield Industrial Estate, one of Guildford's key industrial hubs. The property benefits from excellent road connectivity, with swift access to the A3 providing links to the M25, London and the wider South East. Guildford town centre and mainline railway station are within easy reach, while a range of trade, industrial and local amenities are available nearby.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Whole Unit	437	40.6

AMENITIES

- Development opportunity
- Former Ambulance Storage facility
- Used for general storage for last 12+ years
- Electricity within the property
- Subject to a restrictive covenant – further details available on request

PRICE

Price on Application

RATES

Rateable Value (2026) - £5,900.

VAT

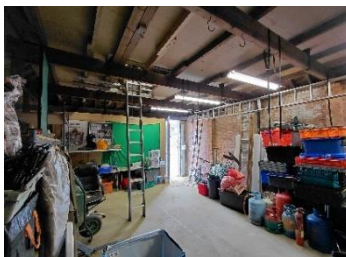
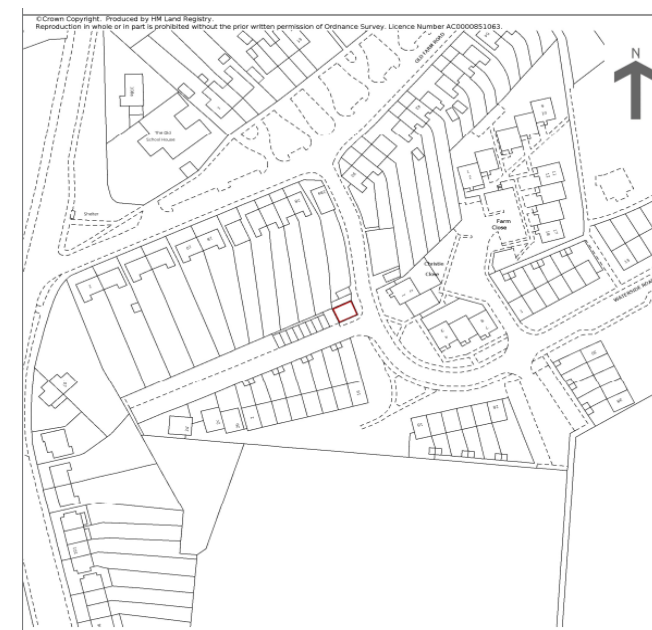
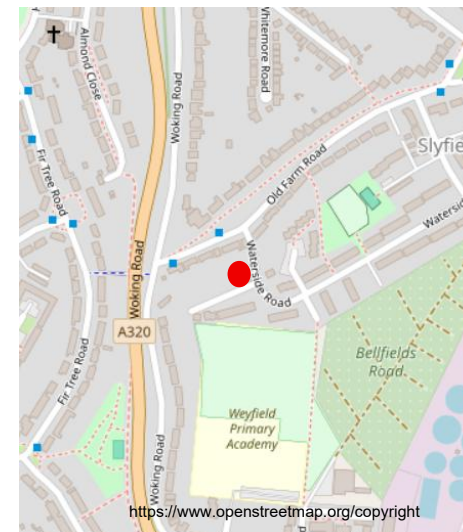
We are advised that the property has not been opted to tax & therefore VAT will not be chargeable on the purchase price.

LEGAL COSTS

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

EPC

The property is exempt.

**VIEWINGS – 01483 538181**

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