

TO LET

RETAIL – 1,000 SQ FT (92.9 SQ M)

5b Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JQ

Rent | £35,000 PAX

Prominent Class E Retail Unit to Let

10 November 2026

DESCRIPTION

The property comprises a modern ground-floor commercial unit forming part of the Trinity Gate development.

The accommodation benefits from an attractive floor-to-ceiling glazed frontage providing excellent visibility into the premises. Internally, the unit provides a largely regular, open-plan layout with ancillary kitchenette/rear accommodation together with a lower retail area.

LOCATION

Trinity Gate occupies a prominent position at the north-eastern gateway to Guildford town centre, close to the junction of Epsom Road, London Road and the High Street. The property is within easy walking distance of Guildford's principal shopping, restaurant and leisure amenities. London Road (Guildford) station is approximately 0.3 miles away and Guildford mainline station approximately 0.8 miles away.

The surrounding area includes a mix of estate agency, retail, restaurant, leisure and residential uses. The wider Trinity Gate development comprises ground-floor commercial units with residential accommodation above.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground floor / showroom including upper deck	1,000	92.9

AMENITIES

- Modern commercial unit within a prominent mixed-use development
- Fully glazed frontage to Epsom Road
- Established town centre location
- Rear servicing available to the Trinity Gate retail parade
- Close to London Road (Guildford) station and the High Street
- Potential for a range of uses within Class E, subject to landlord and statutory consent

RENT

£35,000 PAX

RATES

Rateable value to be reassessed.

VAT

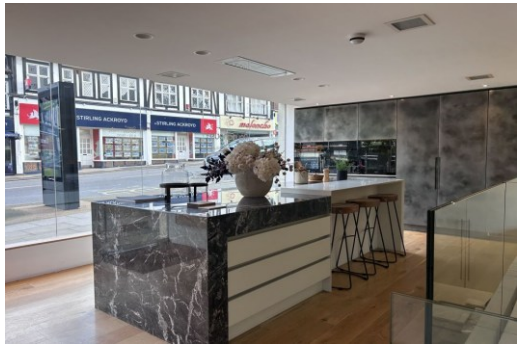
VAT will be chargeable on the terms quoted.

LEGAL COSTS

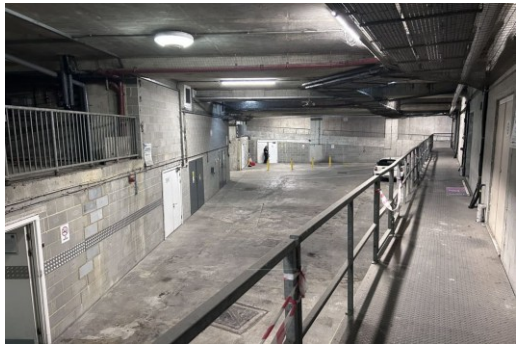
Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.









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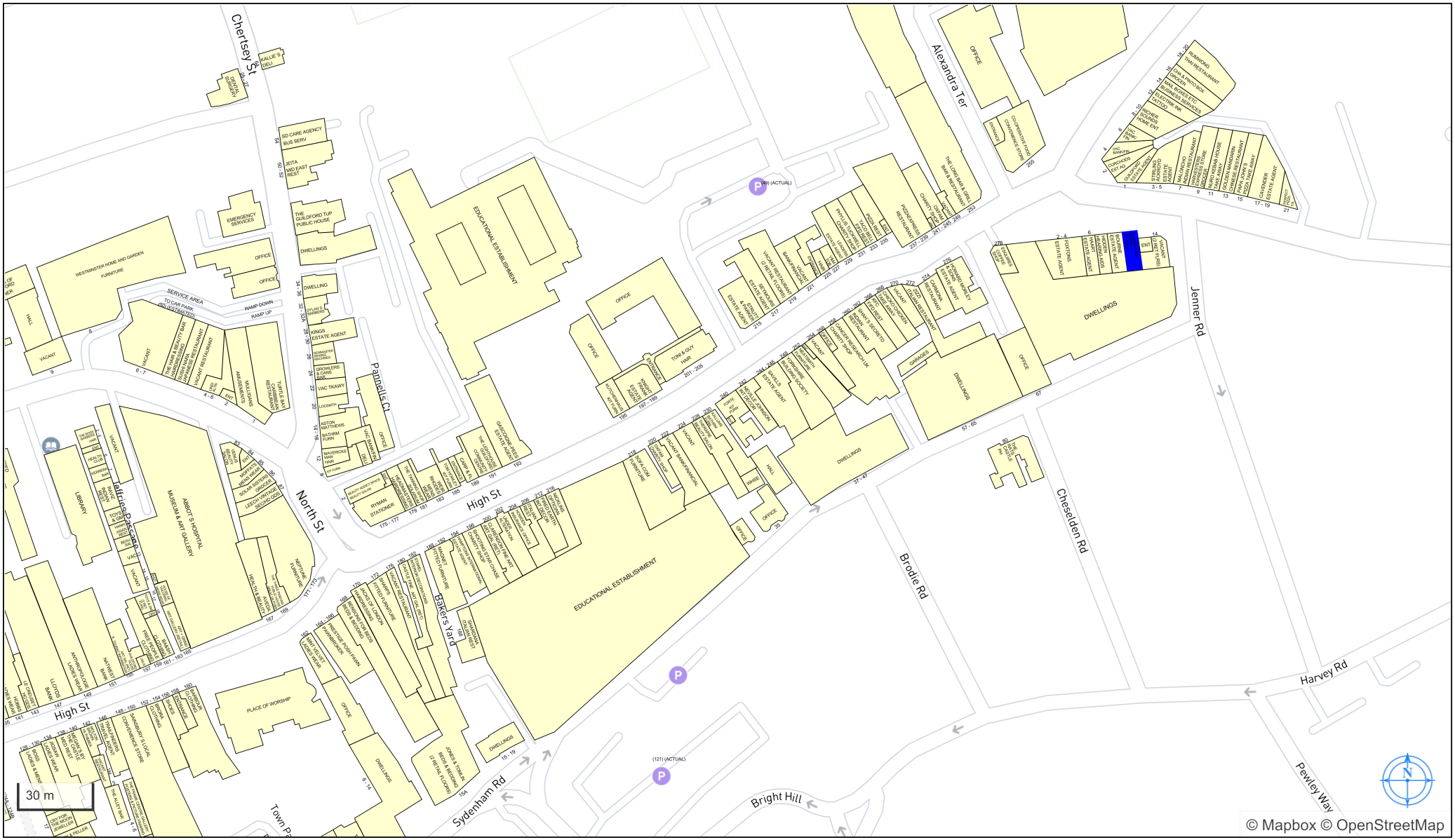
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Guildford (5B Trinity GAte)

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