

TO LET

INDUSTRIAL WAREHOUSE (B2 USE) – 549 SQ FT (51 SQ M)

Unit 8 Midleton Enterprise Park, Guildford, Surrey, GU2 8XW

Rent | £13,750 pax — Light-Industrial Unit with 3-phase power & parking — 28 October 2026

DESCRIPTION
Unit 8 has been built to a high-quality specification with gas fired radiant tube heating system, high-efficiency led lighting, power assisted loading bay door and 3-phase power. There is parking allocated on site, including EV charging points. The development is designed to be energy efficient and includes roof mounted solar panel units that benefit the tenant.

LOCATION
Midleton Enterprise Park is located within Midleton Industrial estate which is 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.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Total	**549**	**51**

AMENITIES
- 3-Phase Power Supply
- 2 Allocated parking spaces
- EV charging points avaialble on site
- 4.6-4.9m eaves height
- Heating & lighting to warehouse area
- 24-Hour Access
- 37.5 KN/m2 warehouse floor loading
- W/C facilities

RENT
£13,750 per annum exclusive of business rates, building insurance, estate charge and all other outgoings

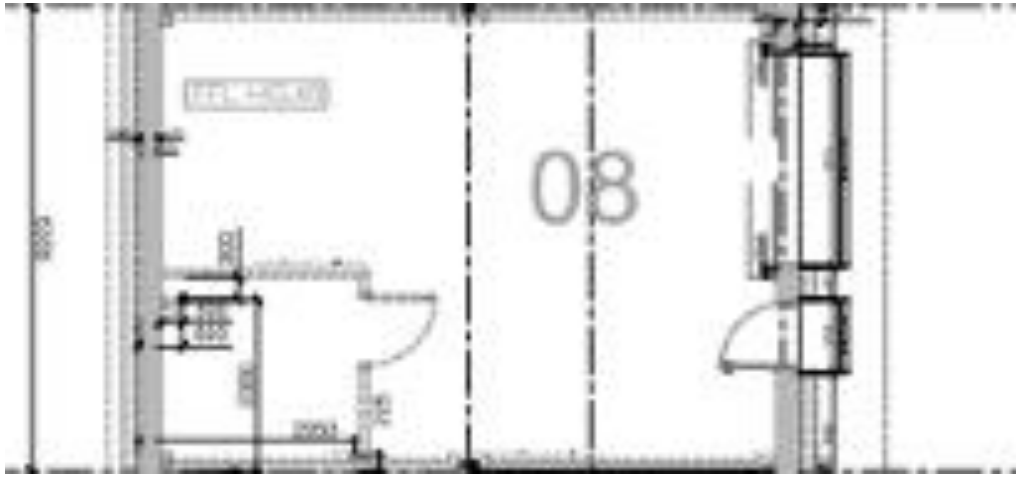
TERMS
Available on a new FRI lease, direct from the landlord, for a term to be agreed

RATES
Rateable Value (2026) £10,250 with rates payable (2026/27) of £4,428 based on small business multiplier of 43.2p in the £. Please note if this is your only commercial property then rates payable will not apply.









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