DETACHED INDUSTRIAL/WAREHOUSE BUILDING WITH GATED ACCESS & LARGE PRIVATE CAR PARK

TO LET

9,339 ft^2 (867.58 m^2) **Rent on application**

11 MIDLETON INDUSTRIAL ESTATE, GUILDFORD, GU2 8XW

- **Detached Building with Circa 28 Parking Spaces & Loading**
- **Ideal for Trade Counter users and similar**
- **Large Rear Gated Car Park with 4 Electric Car Charging Points**
- **Gas Heating**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

- **3 Phase Power**
- **Height 8 metres to Eaves (approximately)**
- **Two Full Sized Loading Doors**
- **Ancillary Offices**

LOCATION

The property is situated on the Midleton Industrial Estate 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 of the town.

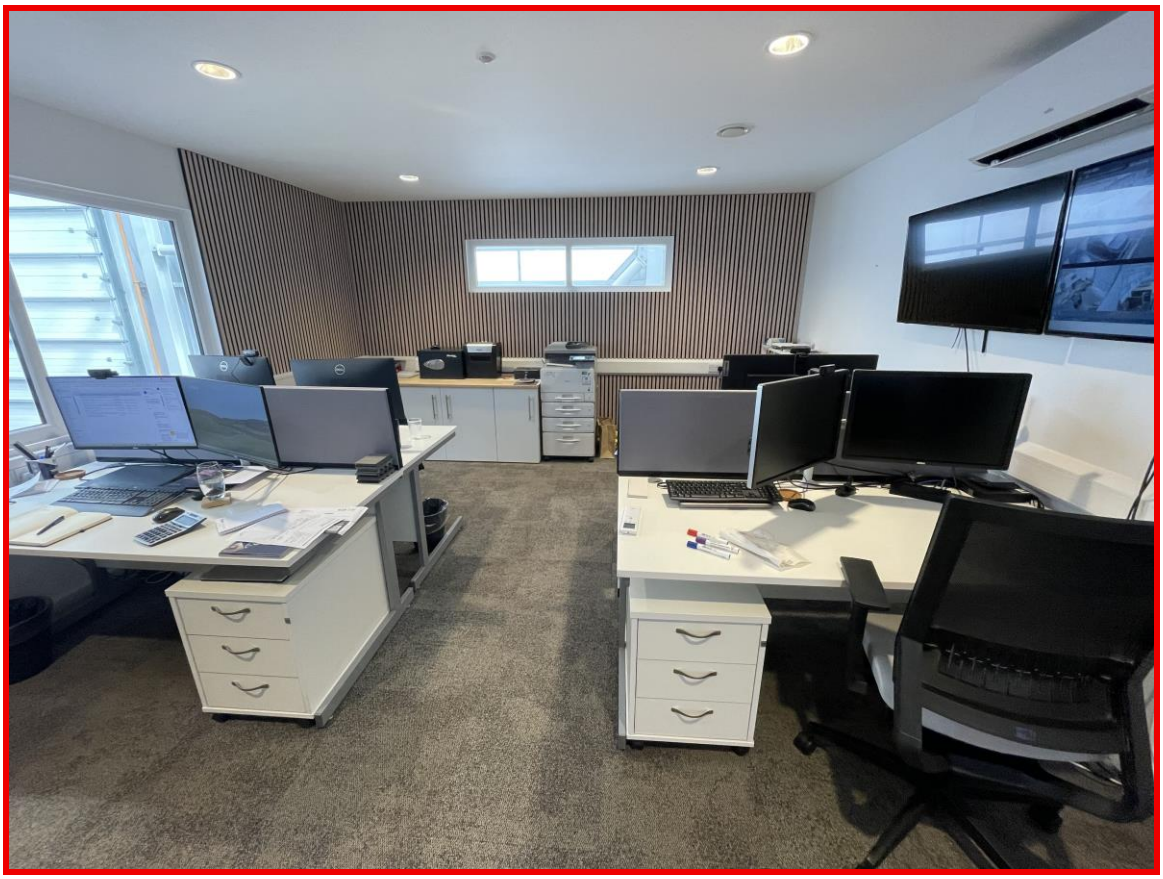
Midleton Industrial Estate has and still is the subject of major investment to provide modern day industrial/warehouse buildings set within a convenient location close to the A3 interchanges.

DESCRIPTION

Unit 11 was constructed just over 5 years ago, and provides excellent height modern warehousing and/or trade counter use. The building is highly functional, with 2 full height electrically operated loading doors, internal office pods, heated and LED lit accommodation, customer parking to the front consisting room for 6 vehicles, and a private and gated car park to the rear for around 22 vehicles including 4 electric car points.

CLARE & Co

commercial property consultants



Approximate Gross Internal floor areas as follows:-

Ground Floor:

Factory/Warehouse	819 m²	8,816 ft²	(equally split between the 2 sides)
First Floor Offices x 2	48.58 m²	523 ft²	(equally split between the 2 sides)
Total Area	**867.58 m²**	**9,339 ft²**	

TERMS
The premises are currently let to our clients Marldon Ltd, however, the property landlord Guildford Borough Council have confirmed their willingness to grant a new Full Repairing and Insuring lease to a new incoming tenant with length of term and rent by agreement. They will of course look carefully at the covenant strength of any incoming tenant company.

RENT
Further information on application.

BUSINESS RATES
We understand that the property is currently rated as 2 properties at the moment each building having a Rateable Value is £75,500, so a combined rateable value of £151,000 giving with rates payable for 2026/2027 of approximately £65,000, although there could be transitional relief provided, so we advise interested parties to verify this information with Guildford Borough Council on 01483 505050.

VAT We understand that the property is elected for VAT.

OCCUPATION Further information on application.

LEGAL COSTS Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE (EPC)

11A

11B

VIEWING

Strictly by appointment with the joint sole agents:

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