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

CLARE & CO
commercial property consultants

TO LET *BUILDING CAN BE LET AS 2 SEPARATE UNITS

4,665 or 9,338 ft² (433.38 or 867.58 m²) £19.25 ft²

11 MIDLETON INDUSTRIAL ESTATE, GUILDFORD, GU2 8XW



- **Detached Building with Circa 22 Parking Spaces & Loading (whole building)**
- **Ideal for Trade Counter users and similar**
- **Large Rear Gated Car Park with 4 Electric Car Charging Points**
- **Gas Heating**

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Advice and **Expertise** on the following:

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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 (or one per each divided unit)**
- **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.

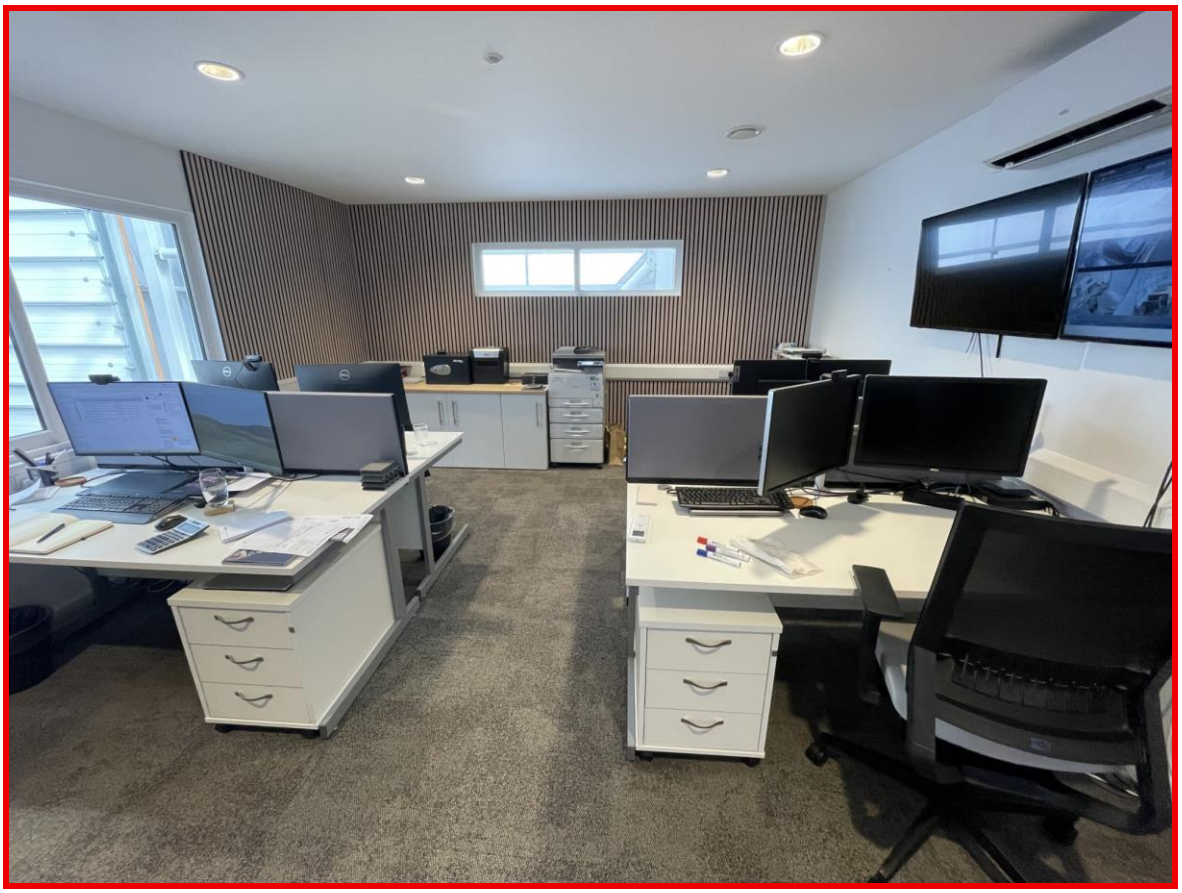
DESCRIPTION

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.



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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**

OR 2 UNITS OF CIRCA 4,665 ft²

TERMS
Lease terms on application.

RENT
£19.25 ft² - £180,000 plus VAT for the whole building. For further information on rent for the smaller units 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 £72,480, although there could be transitional relief provided, so we advise interested parties to verify this information with Guildford Borough Council on 01483 505050.

The business rates will need reassessment if the units are let as a 50/50 split.

VAT We understand that the property is elected for VAT.

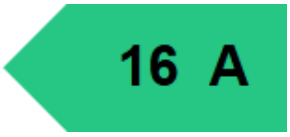
OCCUPATION Further information on application.

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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