TO LET

UNIT 4 \\ **2,629 SQ FT** 244.2 SQ M
UNIT 9 \\ **2,722 SQ FT** 252.8 SQ M

The Pines

Broad Street, Guildford GU3 3BH

Prominent refurbished trade counter/industrial warehouse units









UNIT 9

Image of unit 9 warehouse

Description

The Pines is a modern estate providing a range of industrial/warehouse and trade counter properties. These are traditional buildings of steel portal frame construction, with brickwork and profile steel cladding elevations.
A loading door is provided to the front for goods deliveries.

Office accommodation is provided over both ground and first floors.

Two units are currently available and being offered in a fully refurbished condition.

Accommodation

The buildings are measure on a gross external basis of measurement.

Unit 4	SQ FT	SQ M
Ground floor warehouse	2,298	213.5
First floor office	331	30.7
TOTAL	**2,629**	**244.2**

6 car parking spaces

Unit 9	SQ FT	SQ M
Ground floor	2,236	207.7
First floor office	486	45.1
TOTAL	**2,722**	**252.8**

5 car parking spaces

EAVES
HEIGHT 5M

ELECTRIC
LOADING DOOR

3 PHASE
POWER

COMFORT COOLING
TO OFFICES

EPC
UNIT 4 – TARGETING B
UNIT 9 – B (39)

ON SITE PARKING
UNIT 4 – 6 SPACES
UNIT 9 – 5 SPACES

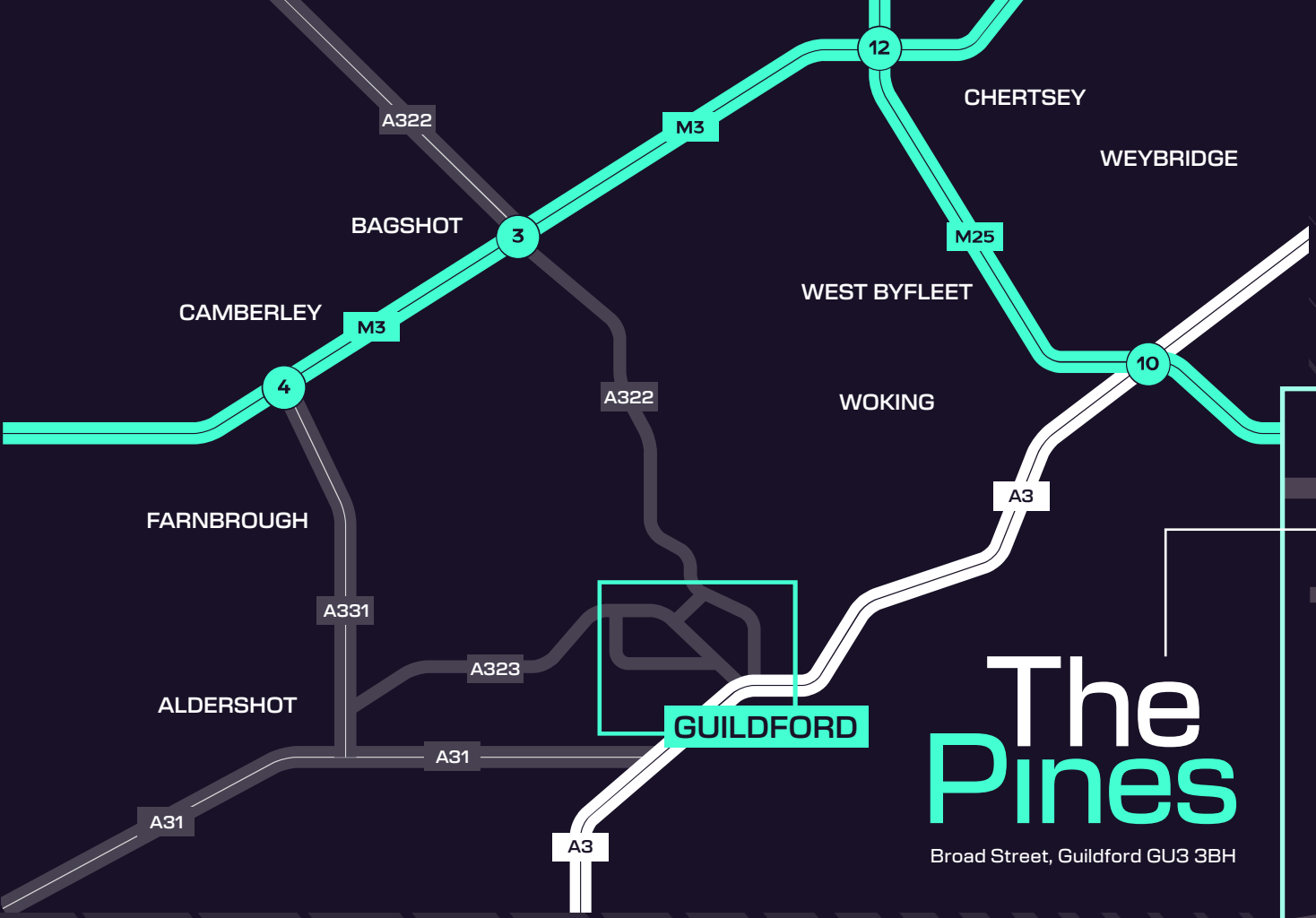

Unit 9 warehouse with electric loading door


Unit 9 ground floor entrance


Unit 9 warehouse


Unit 9 WC facilities


Unit 9 first floor offices

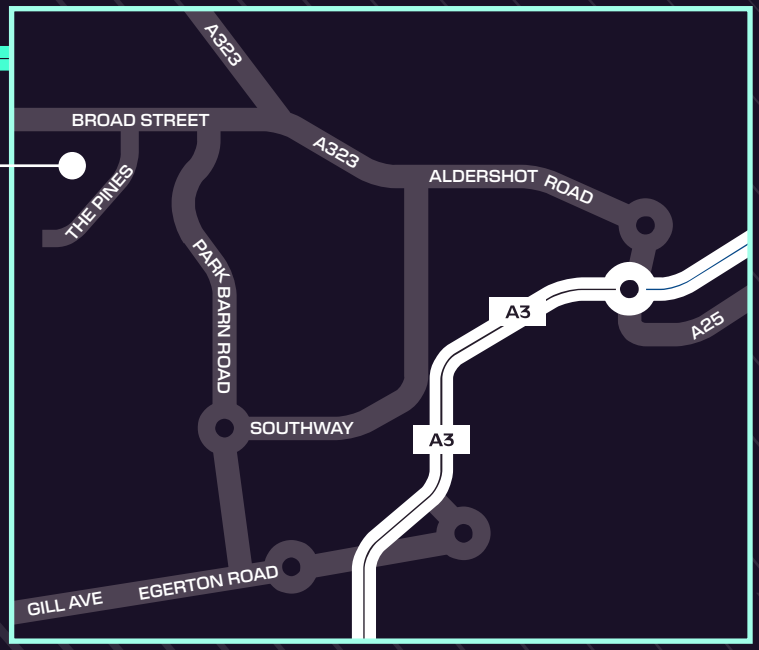


The Pines

Broad Street, Guildford GU3 3BH

Location

The property is located on the established Pines Business Park on the outskirts of Guildford. The property is accessed from Guildford via the A323 Aldershot Road and close to the intersection at Cathedral Hill. This in turn leads directly to the M25 at Junction 10. Similarly easy access is provided to the A31 Hogs Back and directly to Farnham and onto Farnborough.



Viewing & Further Information

Strictly through the joint sole agents:

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Terms

The properties are available by way of a new lease. Further details upon application.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co and JLL undertake identity checks for all successful tenants where legislation requires us to do so.

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