Industrial / Warehouse

TO LET

CURCHOD&CO

9 The Pines

Broad Street, Guildford, GU3 3BH

Industrial/warehouse unit TO BE REFURBISHED

2,661 sq ft

(247.21 sq m)

- Targeting EPC B
- Eaves height 5.36 sq.m.
- On site car parking
- Established industrial/warehouse estate with trade counter users
- Three phase power
- Comfort cooling and LED lighting to offices

9 The Pines, Broad Street, Guildford, GU3 3BH

Summary

Available Size	2,661 sq ft
Rent	£50,559 per annum
Rates Payable	£19,008 per annum
Rateable Value	£44,000
Service Charge	TBC
EPC Rating	B (39)

Description

The unit is part of a terrace of three being traditional industrial/warehouse buildings of steel portal frame construction. The building is faced with brickwork under a pitched steel cladding insulated roof .

Office accommodation is provided to the front elevation over both ground and first floors.

Car parking is provided to the front of the property. A loading door is provided in the front elevation for goods deliveries.

It is our clients intention to undertake a refurbishment of the property throughout.

Location

The property is located on the established Pines Business Park on the outskirts of Guildford. The property is accessed directly 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.

Terms

The property is available by way of a new lease for a term to be agreed. Further details available upon application.

Anti Money Laundering

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

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting/sale.

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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