



To Let

REFURBISHED - INDUSTRIAL/WAREHOUSE UNIT

- Refurbished - Target EPC B or better
- Established Industrial Estate
- 5.36m eaves height
- Full height metal roller shutter door
- 3-phase power
- First and ground floor offices
- LED Lighting in Warehouse and Office

Unit 9, The Pines Business Park

Broad Street, Guildford, GU3 3BH

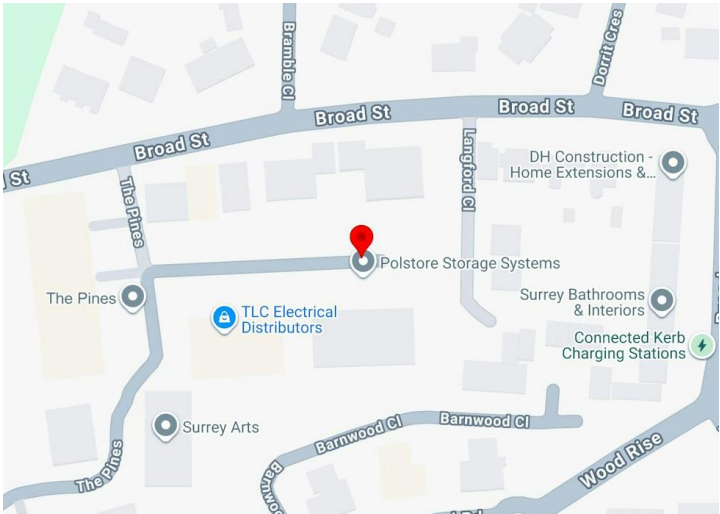
2,661 sq ft

247.21 sq m

Reference: #34413

Unit 9, The Pines Business Park

Broad Street, Guildford, GU3 3BH



Summary

Available Size	2,661 sq ft / 247.21 sq m
EPC	C (62)

Location

The Pines Business Park is an established business location to the north-west of Guildford. Occupiers on the estate include City Electrical Factors, Leyland Paints, Plumb Centre, Auto Windscreens and Speedy Hire.

The property can be accessed directly from Guildford via the A323 Aldershot Road, providing access to London via the A3 and ultimately the M25 (J10) and the national motorway network.

Accommodation

Description	sq ft	sq m
Warehouse/Office	2,226	206.80
1st Floor Offices	435	40.41
Total	2,661	247.21

Specification

Unit 9 is located in the middle of the Estate and is a mid-terraced industrial/warehouse unit of brick/block work construction under a metal clad roof, the unit has undergone a recent and substantial refurbishment.

The office accommodation is located to the front elevation of the property. Images shown are of the refurbishment as of October 2026.

Viewings

Viewings are strictly by appointment only. Please contact the letting agents for further information.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to pay their own legal fees in relation to any transaction.

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