

JLL

Unit 4, The Pines Business Park, Broad Street, Guildford, GU3 3BH

To Let

Industrial / Warehouse Unit

Unit 4, The Pines Business Park, Broad Street, Guildford, GU3 3BH

Summary

- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



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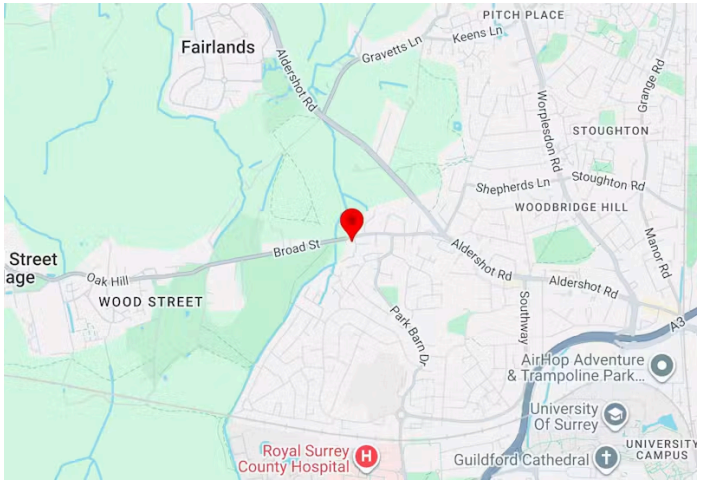


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Location

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.

Description

The unit is part of a terrace of 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.
The property is ideally suited to a Trade Counter type use.
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.

Accommodation

Description	sq ft	sq m
Warehouse	2,298	213.49
Office	332	30.84
Total	**2,630**	**244.33**

Terms

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

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.

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