



## Location

Access Self Storage Guildford is situated on Moorfield Road within the established Slyfield Industrial Estate, approximately 1.5 miles north of Guildford town centre. The estate is a well-known commercial hub, providing a range of trade and distribution occupiers. The property benefits from excellent road connections, with direct access to the A320 and the A3 via the nearby Stoke Road and Woking Road routes. The A3 provides fast links to the M25 (Junction 10) approximately 10 miles to the north, as well as the wider national motorway network. Guildford railway station is located within close proximity, offering regular services to London Waterloo (approximately 30 minutes), making the location highly accessible for both regional and national occupiers.

## Description

This bright, sizable industrial unit offers a secure and versatile storage solution. The space features a durable concrete floor, a high pitched roof with integrated skylights plus linear overhead lighting, and roller shutter doors. The site is open 7 days a week, with a manned reception during opening hours, and out of hours access available to businesses. Forklifting is also available on site, with pallet trucks, industrial lifts and trollies all free to use. Parking is available on site, and customers are provided with kitchen and bathroom facilities.

## Accommodation

| Name  | sq ft | sq m   | Availability |
|-------|-------|--------|--------------|
| Unit  | 3,600 | 334.45 | Available    |
| Total | 3,600 | 334.45 |              |

## Rent

£4,000 per month inclusive of VAT and utilities.

## EPC

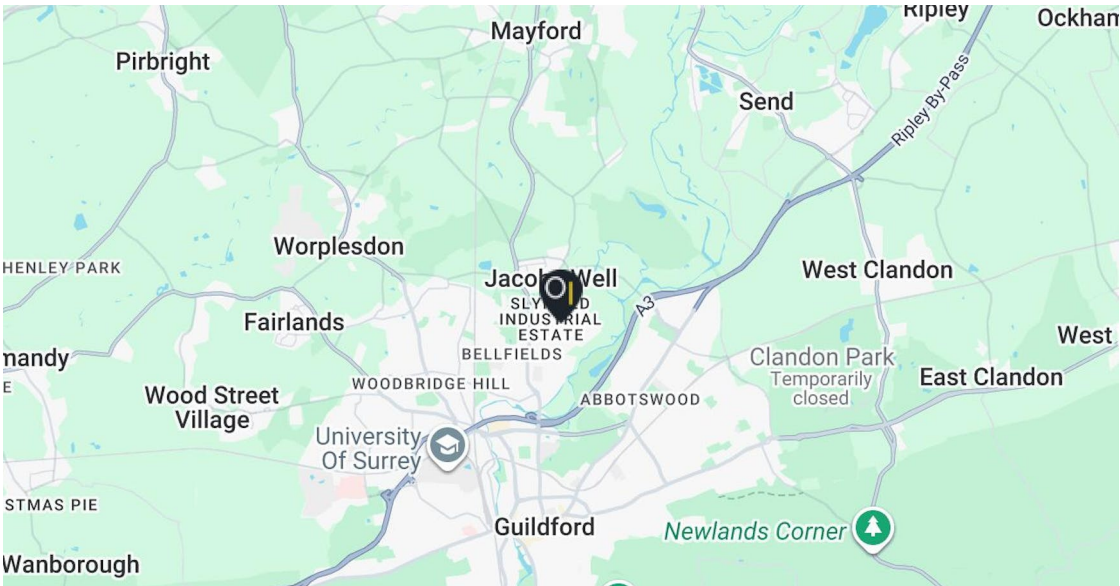
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## Terms

Available on flexible terms.

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

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