



SLYFIELD
INDUSTRIAL ESTATE
GUILDFORD

**TO LET PARKING /
WAREHOUSE SPACE**

**FLEXIBLE
LEASES**

A

1.16 ACRES
187 CAR PARKING SPACES

FROM 10
PARKING SPACES
OR 8,128 SQ FT
OF BUILT SPACE

LOCATED ON
WELL-ESTABLISHED
INDUSTRIAL ESTATE

B

82,024 SQ FT

C

8,128 SQ FT

LOCATION

Guildford is situated 33 miles south west of London on the A3 and is 10 miles from the M25. The journey time to Gatwick is 45 minutes and Heathrow T5 is under 35 minutes. Guildford Station provides excellent rail links to central London in 37 minutes, as well as services to the wider Thames Valley, the South Coast, Gatwick Airport rail connection and RailAir bus service to Heathrow. The town is a thriving commercial location and is a popular retail destination with a full array of town centre amenities including the Friary Centre.

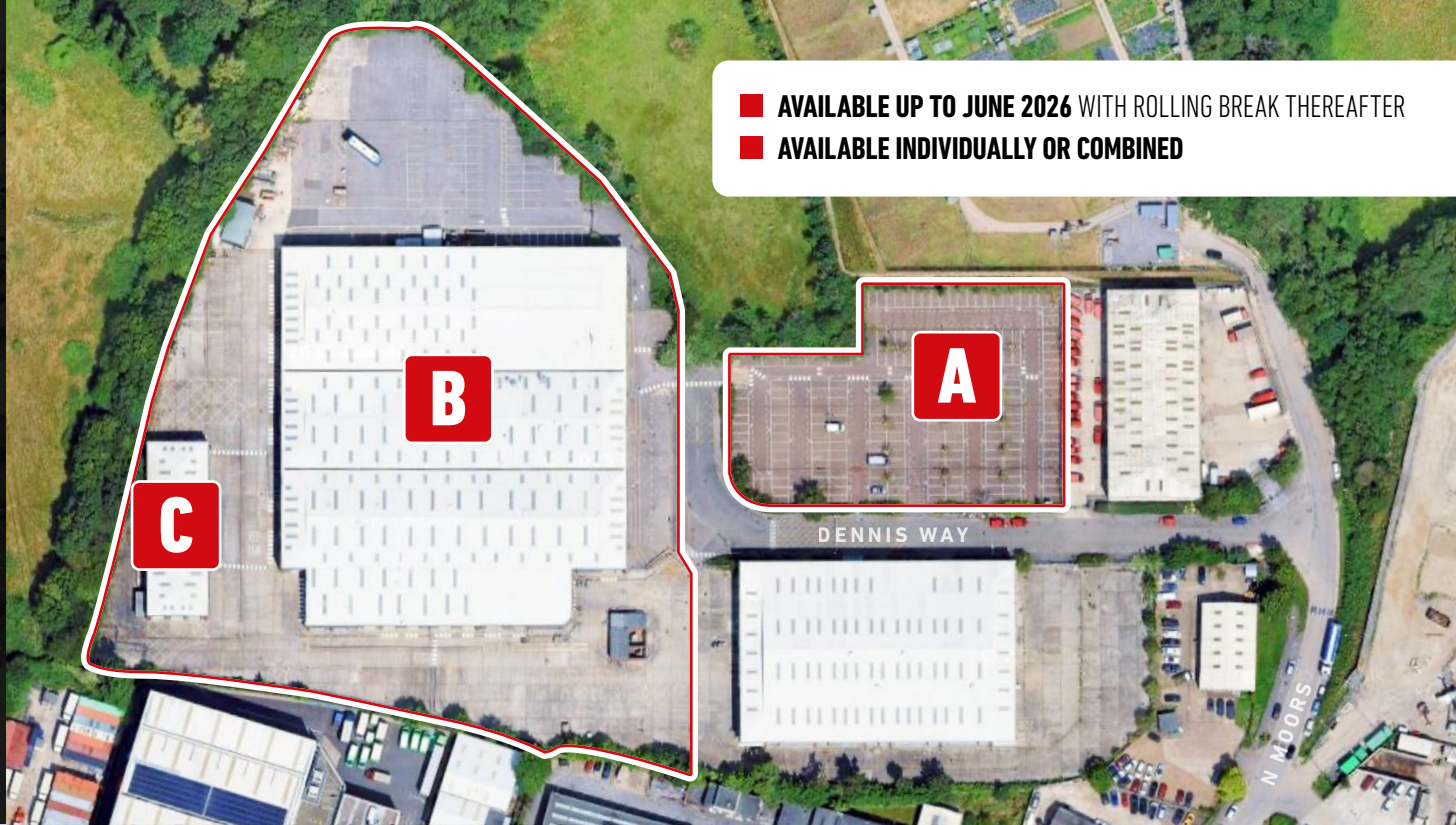
The property is on Dennis Way on the Slyfield Industrial Estate, Guildford. This is Guildford's principal industrial estate, about two miles north of Guildford town centre and one mile north of the A3, off the A320. The estate is well located strategically. The A3 provides a motorway-standard road northbound to connect with Junction 10 of the M25, about 8 miles north.



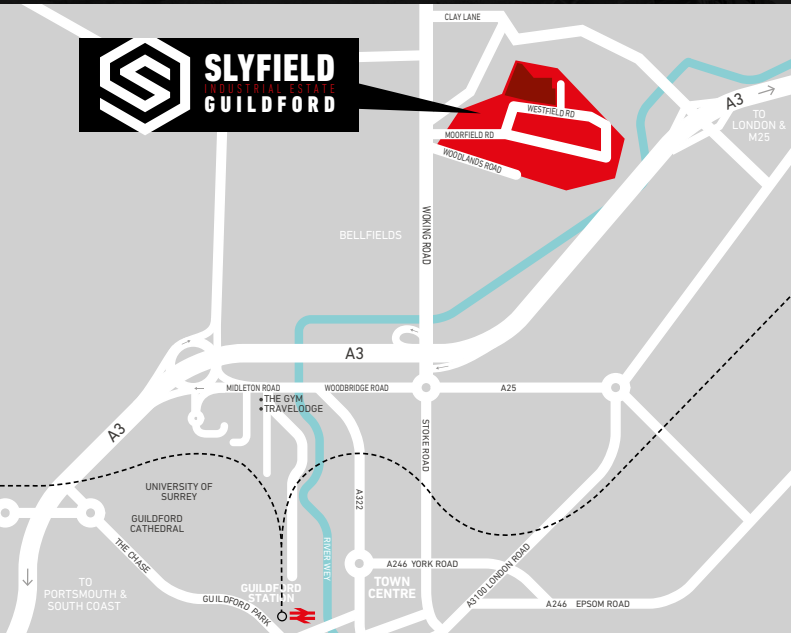
SAT NAV **GU1 1AF**



[what3words.com/teams.darker.judge](https://www.what3words.com/teams.darker.judge)



- **AVAILABLE UP TO JUNE 2026** WITH ROLLING BREAK THEREAFTER
- **AVAILABLE INDIVIDUALLY OR COMBINED**



SPECIFICATION

A

- 1.16 ACRES / 187 CAR PARKING SPACES**
- FULLY SECURE AND SELF-CONTAINED SITE
 - CONCRETE HARD STANDING

B

- 82,024 SQ FT SELF-CONTAINED BUILDING**
- 6 METRE EAVES HEIGHT
 - GENEROUS YARD & CIRCULATION

C

- 8,128 SQ FT SELF-CONTAINED BUILDING**
- 5.5 METRE EAVES HEIGHT

ALL ENQUIRIES:

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