

# amplify

## Guildford



### TO LET

#### INDUSTRIAL & WAREHOUSE DEVELOPMENT

Amplify Business Park, is an exciting and unique 3 unit speculative warehouse/industrial development with units ranging from 20,139 – 43,656sq.ft

Midleton Industrial Estate Road, Guildford, GU2 8XW



[amplifybusinesspark.co.uk](http://amplifybusinesspark.co.uk)



# Amplify Business Park Guildford

## Industrial & Warehouse Development

Amplify Business Park, is an exciting and unique 3 unit speculative warehouse/industrial development with units ranging from 20,139 – 43,656sq.ft

The scheme is strategically located on the edge of Guildford town centre benefitting from unrivalled proximity to the A3 and providing direct access to central London and Junction 10 of the M25 Motorway. Located in a the heart of an establish industrial location, you will be in good company with well-known occupiers;

PORSCHE

halfords

SCREWFIX



Topps Tiles

Wickes

The scheme will be developed to the highest specification and green credentials, including targeting BREEAM 'Outstanding' and EPC A+ , which indicate that the buildings will achieve net zero CO2 emissions for regulated energy uses.

- 3.3 acre site.
- Providing 3 new urban industrial units totalling 72,008 sq.ft.
- All units finished to the highest specification.
- Occupiers benefit directly from photovoltaic panels on all units.
- Full secure gated development, with a self-contained secure yard to Unit 1.
- Planning fully granted for use classes E(g)(iii), B2 and B8.





Located on the edge of Guildford town centre benefitting from unrivalled proximity to the A3 and providing direct access to central London and Junction 10 of the M25.

\*Indicative CGI

# Site Plan

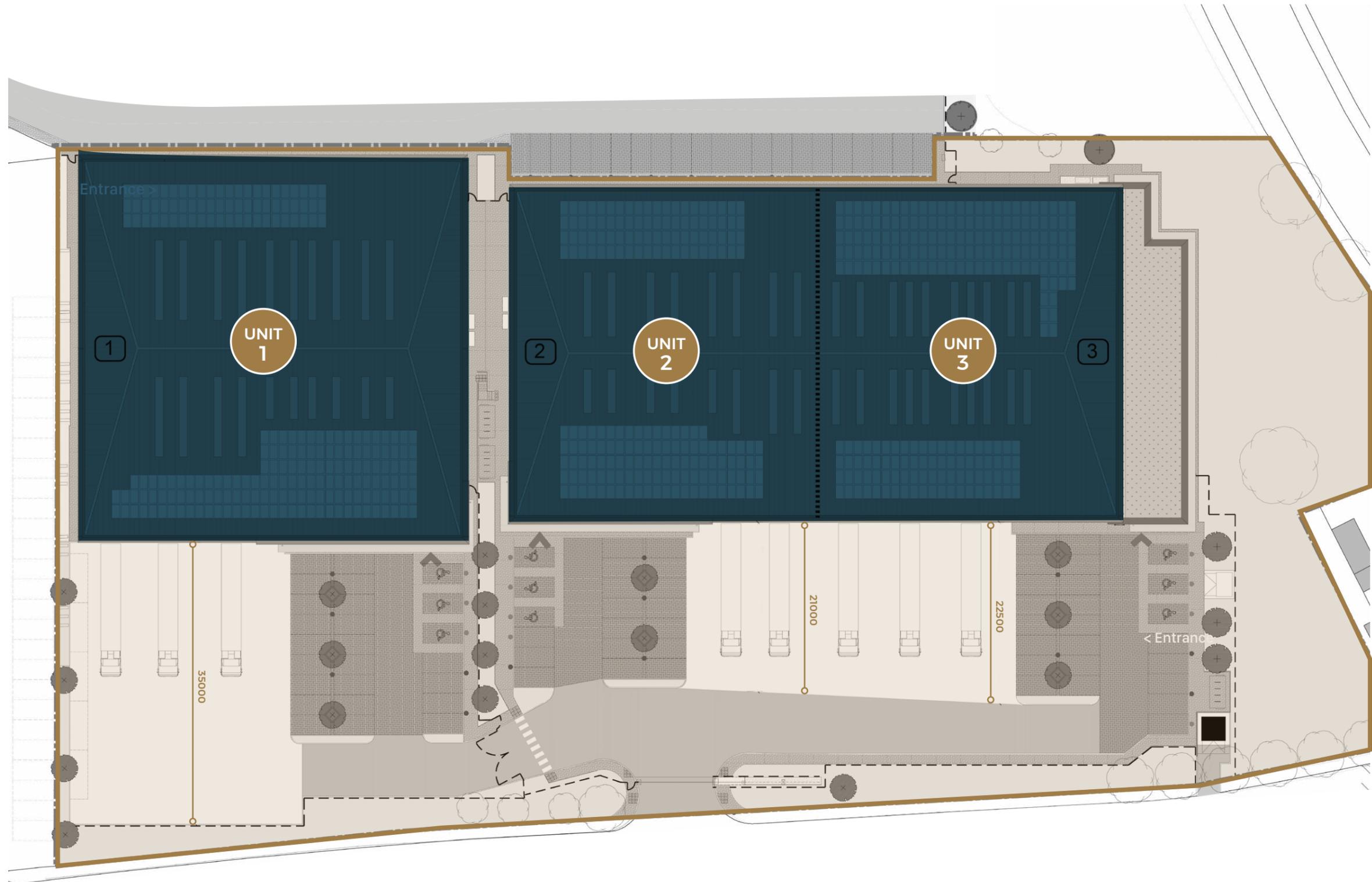
## Innovative, sustainable design

Opportunities ranging from 20,139 – 43,656sq.ft

\*Units can be combined

## Specification

- allocated car parking spaces (69)
- allocated cycle spaces (24)
- secure yard for Unit 1



UNIT	GROUND FLOOR WAREHOUSE Sq.ft	FIRST FLOOR OFFICES Sq.ft	TOTAL GEA Sq.ft	m2	EAVES HEIGHT m	LEVEL ACCESS DOORS	YARD DEPTHS m	POWER m	CAR PARKING KVA (EV CHARGING)
1	25,058	3,294	28,352	2,634	10.5	3	35	350	25 (10)
2	17,286	2,853	20,139	1,871	8.5	2	21	250	20 (8)
3	20,310	3,207	23,517	2,185	8.5	3	22.5	300	24 (8)
<b>TOTAL</b>			<b>72,008</b>	<b>6,690</b>					

# Unique to you Specification

The development will also have the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.



Clear Internal Height:  
Units 1 – 10.5m  
Unit 2 & 3 – 8.5m



All units have a Floor  
Loading capacity of  
50kN/m<sup>2</sup>



Fully secure  
yards



Electric level access  
loading doors to  
all units.



Yard depths ranging  
from 21m-35m



Power allocation  
up to 1MVA across  
all Units



24Hr Operational  
Capabilities



15% roof lights to  
ensure natural light  
to warehouse



Fully fitted  
first floor office  
space



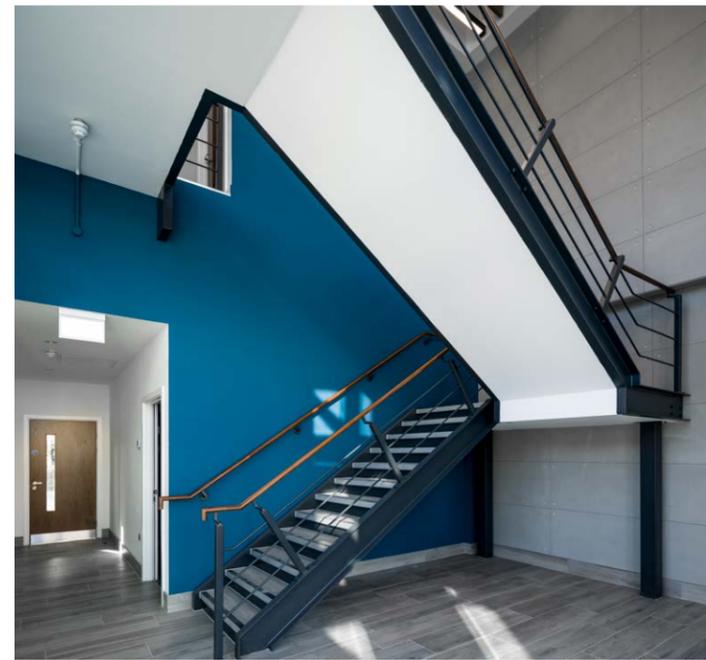
Comfort  
cooling/heating  
system to offices



Allocated  
car parking spaces  
(69 spaces)



Allocated  
cycle parking  
(24 spaces)



# Energy Efficient Eco-initiatives

Amplify BP provides highly sustainable warehouse/ industrial units. The scheme presents the opportunity for occupiers to minimise their environmental footprint without compromising on unit specification.

- BREEAM target 'Very Good'
- EPC A+ target
- Electric car charging points
- PV panelling roof
- Ground & air source heat pumps for office heating/cooling
- Water Regulation Technology
- Bio-diversity enhancements
- Thermal insulation and airtightness in excess of building regulations

POTENTIAL SAVINGS OF C. £0.93PSF PER ANNUM\*

Occupiers will benefit directly from the free electricity generated from the PV system, this will enable a maximum cost savings per annum if all electricity is used as below;

UNIT 1	£21,840 pa
UNIT 2	£18,200 pa
UNIT 3	£21840 pa

\*assumption/calculation is based off an assumed rate of £0.28p kW

\*Savings based on the energy saving specification including PV panels and building efficiencies when compared to a 15 year old building of a similar size.

\*\*Indicative CGI

# Unrivalled Location

Midleton Industrial Estate Road, Guildford GU2 8XW

The property is located on Midleton Industrial Estate Road, advantageously located to Guildford Town Centre and local amenities. With unrivalled connectivity, the development is close to the junction with Ladymead (A25), which in turn provides excellent access to the A3 and onwards into central London. Junction 10 of the M25 is only a few minutes drive providing a strategic link to the wider motorway network.

The site further benefits from excellent local bus services with the nearest stops within easy walking distance to the development.

## ROAD DISTANCE/TIMES

CENTRAL LONDON	30 MILES
SOUTHAMPTON DOCKS	57 MILES
A3	0.5M / 2MINS
GUILDFORD TRAIN STATION	1.7M / 5MINS
M25 (JUNCTION 10)	9M / 15MINS
CENTRAL LONDON	30M / 70MINS
SOUTHAMPTON DOCKS	57M / 65MINS

## RAIL

LONDON WATERLOO	35 MINS
READING	37 MINS
GATWICK	46 MINS

## AIR

LONDON GATWICK	33 MILES
LONDON HEATHROW	24 MILES

# Agents

## DTRE

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## Hurst Warne

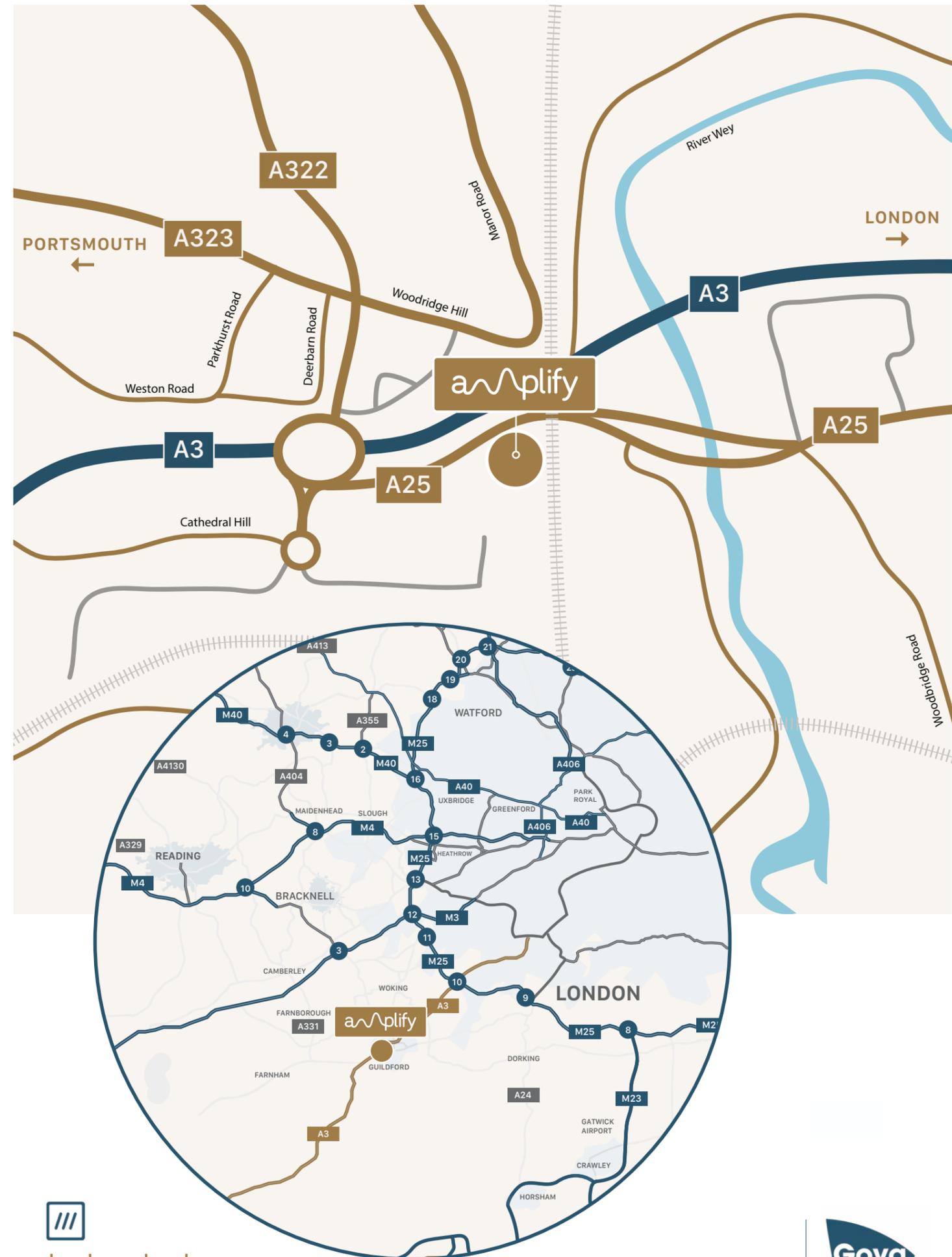
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