




Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET/  
FOR SALE**

DETACHED BUSINESS PREMISES  
5,121 Sq. ft (475.76 Sq m)

**18 THE PINES, BROAD STREET, GUILDFORD, SURREY GU3 3BH**



- 
- Rear Roller Shutter Door
  - 3-Phase Power
  - 1<sup>st</sup> Floor Offices with Suspended Ceiling
  - Male & Female WCs
  - Intruder Alarm
  - 17 Parking Spaces

## LOCATION

The property is located on the established Pines Business Park, approximately 2.6 miles to the north of Guildford town centre. Other occupiers on the park include The Plumb Centre, Speedy Hire, Maui Jim, Cane Adam, Parts Centre, TLC, City Electrical and Johnston's.

## DESCRIPTION

The property comprises a detached two-storey self-contained business unit constructed of brick blockwork under a pitched roof. The first floor provides a mix of open plan and cellular offices with suspended ceiling and perimeter trunking. The ground floor provides a mix of storage and separate laboratory space with rear up and over loading door. There are male and female toilets with a shower in the ground floor toilet.

## ACCOMMODATION

Ground Floor storage/laboratory space	2,541 sq. ft	236.09 sq m
1 <sup>st</sup> Floor office	2,580 sq. ft	239.69 sq m
<b>Total</b>	<b>5,121 sq. ft</b>	<b>475.77 sq m</b>

## TERMS

The property is available on a new lease on terms to be agreed.

## RENT

£75,000 per annum exclusive of rates, estate charges & VAT

## PRICE

£1,000,000 +VAT

## RATES

Rateable Value: £45,000

Rates Payable: £22,455

## EPC

C (73)

## LEGAL COSTS

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



- Rear roller shutter door
- 3-phase power
- 1<sup>st</sup> floor offices with suspended ceiling
- Male & female w.c.s
- Intruder alarm
- 17 car parking spaces



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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