

COBBETT PARK TO LET

MODERN WAREHOUSE / TRADE UNIT



9,950 FT² (924 M²) GIA APPROX.

SLYFIELD INDUSTRIAL ESTATE, MOORFIELD ROAD GUILDFORD, SURREY



GU1 1RU



LOCATION

Cobbett Park is situated on Slyfield Industrial Estate, one of the prime industrial areas in Guildford. Slyfield Industrial Estate is within close proximity of the A3, which provides good access to Central London and the M25 at Junction 10 (4 miles away), which in turn provides good access to Heathrow and Gatwick airports and the national motorway network.

DESCRIPTION

The property comprises of a refurbished, modern terrace warehouse / trade unit of steel portal frame construction with integral first floor offices to the front elevations. The warehouse benefits from a minimum eaves height of 8m, 3-phase power and electronically operated full-height loading doors.

The office is carpeted and benefits from double glazing, perimeter trunking, suspended ceilings with LED lighting, kitchenette, WCs and shower facility.

Externally, the car park/yard is fenced and gated to provide secure demises.

ACCOMMODATION

The premises have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

UNIT 4	FT ²	M ²
Warehouse	9,100	845.4
First Floor Office	850	79.0
TOTAL	9,950	924.4

TERMS

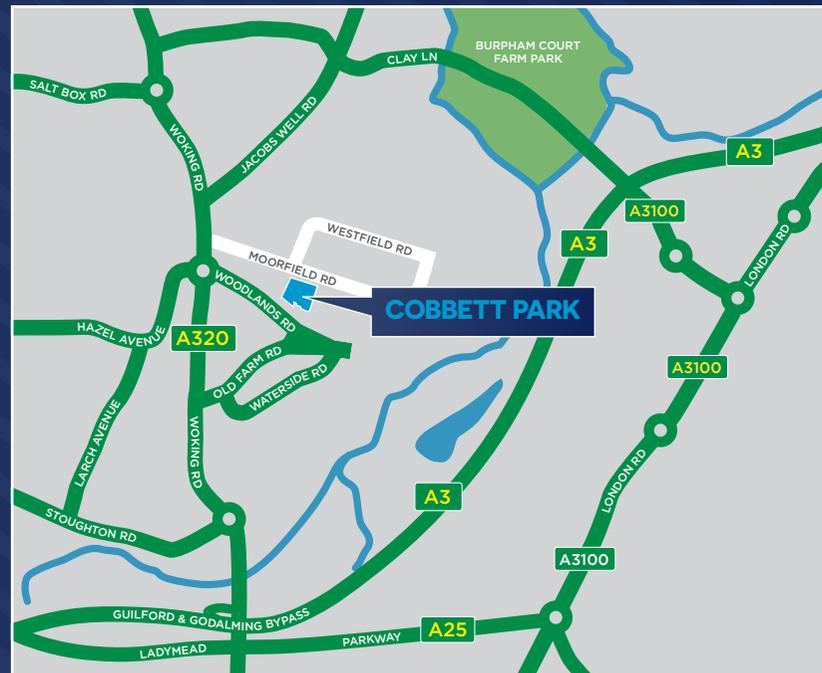
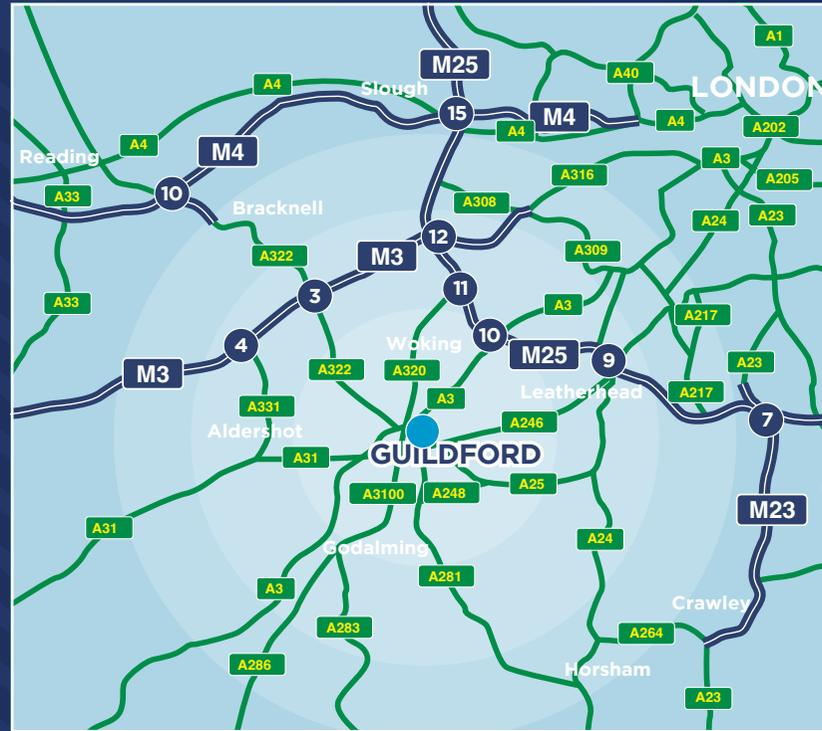
A new FRI lease for a term to be agreed.

QUOTING RENT

Upon application.

ENERGY PERFORMANCE CERTIFICATE

EPCs are available upon request.




020 7493 4933
property.jll.co.uk

OLIVER HOCKLEY
oliver.hockley@jll.com
07704 687 459

JAMES SAXBY
james.saxby@jll.com
07801 667 692



MARK LEAH
mark.leah@hurstwarne.co.uk
07769 973 371

TIRION LLEWELYN
tirion.llewelyn@hurstwarne.co.uk
01483 388 800

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January 2026. Designed by **threesixtygroup**