

amplify

Guildford



TO LET

INDUSTRIAL & WAREHOUSE DEVELOPMENT

Amplify Business Park, is an exciting and unique 3 unit industrial/warehouse development with units ranging from 20,212 – 43,826 sq.ft

Midleton Industrial Estate Road, Guildford, GU2 8XW



amplifybusinesspark.co.uk

HILLWOOD
A PEROT COMPANY®

Goya
urban warehouse
development

Amplify Business Park Guildford

Industrial & Warehouse Development

Amplify Business Park is an exciting and unique 3 unit warehouse/industrial development with units ranging from 20,212 – 43,826 sq.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 the heart of an established industrial location, you will be in good company with well-known occupiers;

PORSCHE

halfords

SCREWFIX



Topps Tiles

Wickes

The scheme has been developed to the highest specification and green credentials, including BREEAM 'Excellent' and EPC A+ which indicates that the buildings have achieved net zero CO2 emissions for regulated energy uses.

- 3.3 acre site.
- Providing three new urban industrial units totalling 72,254 sq.ft.
- All units finished to the highest specification.
- Occupiers benefit directly from photovoltaic panels on all units.
- Fully secured gated development, with a self-contained secure yard to Unit 1.
- Planning 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.

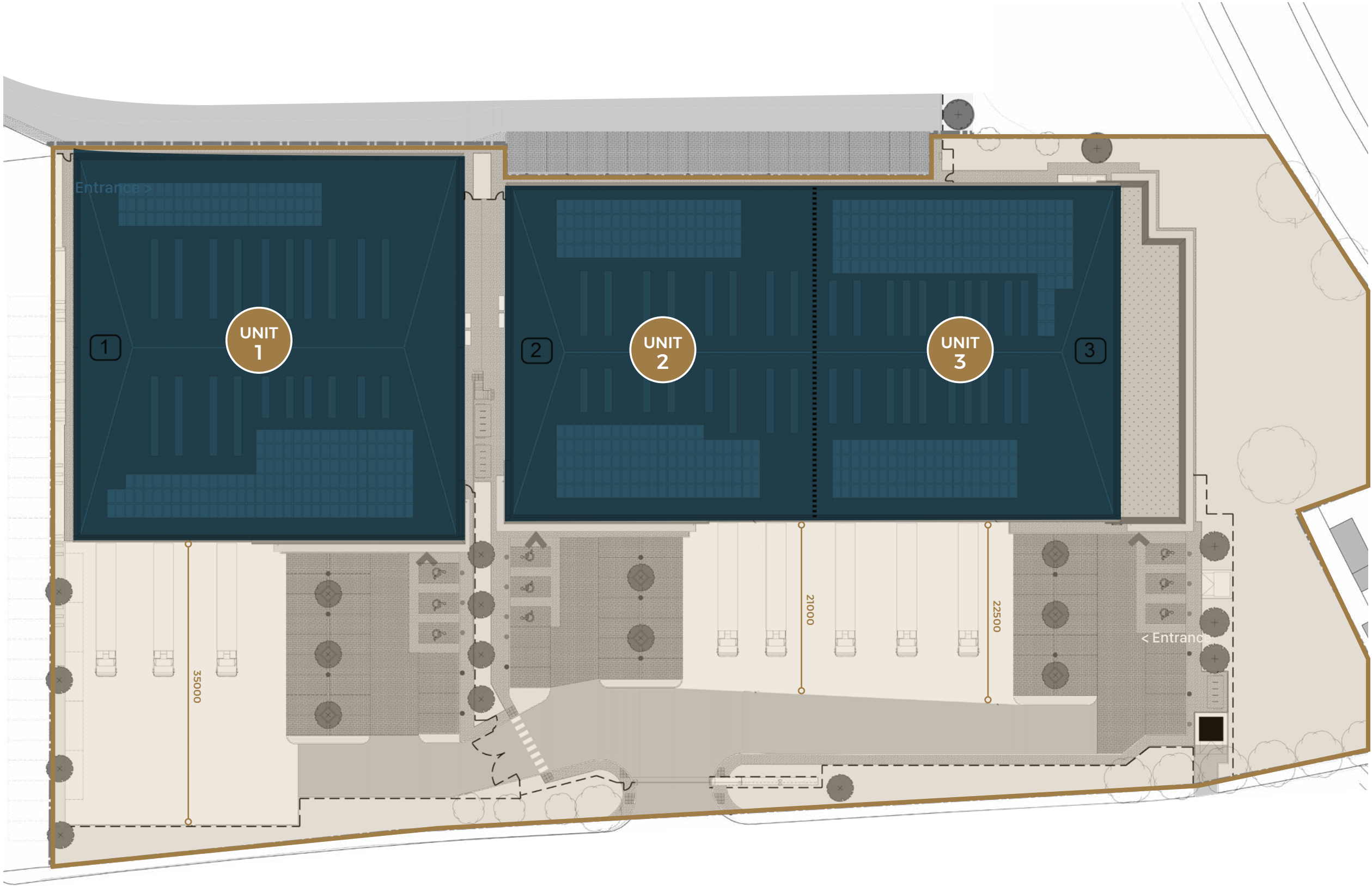
*Indicative CGI

Site Plan

Innovative, sustainable design
Opportunities ranging from
20,212 – 43,826 sq.ft*

*Units 2 & 3 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		CIH	LEVEL ACCESS	YARD	POWER	CAR PARKING
			Sq.ft	m2	m	DOORS	DEPTHS m	kVA	(EV CHARGING)
1	25,047	3,381	28,428	2,641	10.5	3	35	350	25 (10)
2	17,267	2,945	20,212	1,877.7	8.5	2	21	250	20 (8)
3	20,331	3,283	23,614	2,193.8	8.5	3	22.5	300	24 (8)
TOTAL			72,254	6,712.5					

Unique to you Specification

The development benefits from the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.



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



All units have a Floor
Loading capacity of
50kN/m2



Secure gated Estate;
self contained yard
to Unit 1



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



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

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

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

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



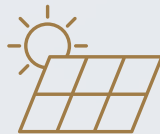
BREEAM
'Excellent'



EPC A+



Electric car
charging points



PV panning
roof



Ground & air source
heat pumps for office
heating/cooling



Water Regulation
Technology



Biodiversity
enhancements



Thermal insulation and
airtightness in excess
of building regulations

POTENTIAL
SAVINGS OF
C. £0.93PSF
PER ANNUM*

*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.

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	 RAIL	
A3	0.5M / 2MINS	LONDON WATERLOO	35 MINS
GUILDFORD TRAIN STATION	1.7M / 5MINS	READING	37 MINS
M25 (JUNCTION 10)	8M / 15MINS	GATWICK	46 MINS
CENTRAL LONDON	30M / 70MINS		
SOUTHAMPTON DOCKS	57M / 65MINS	 AIR	
		LONDON GATWICK	33 MILES
		LONDON HEATHROW	24 MILES

Agents

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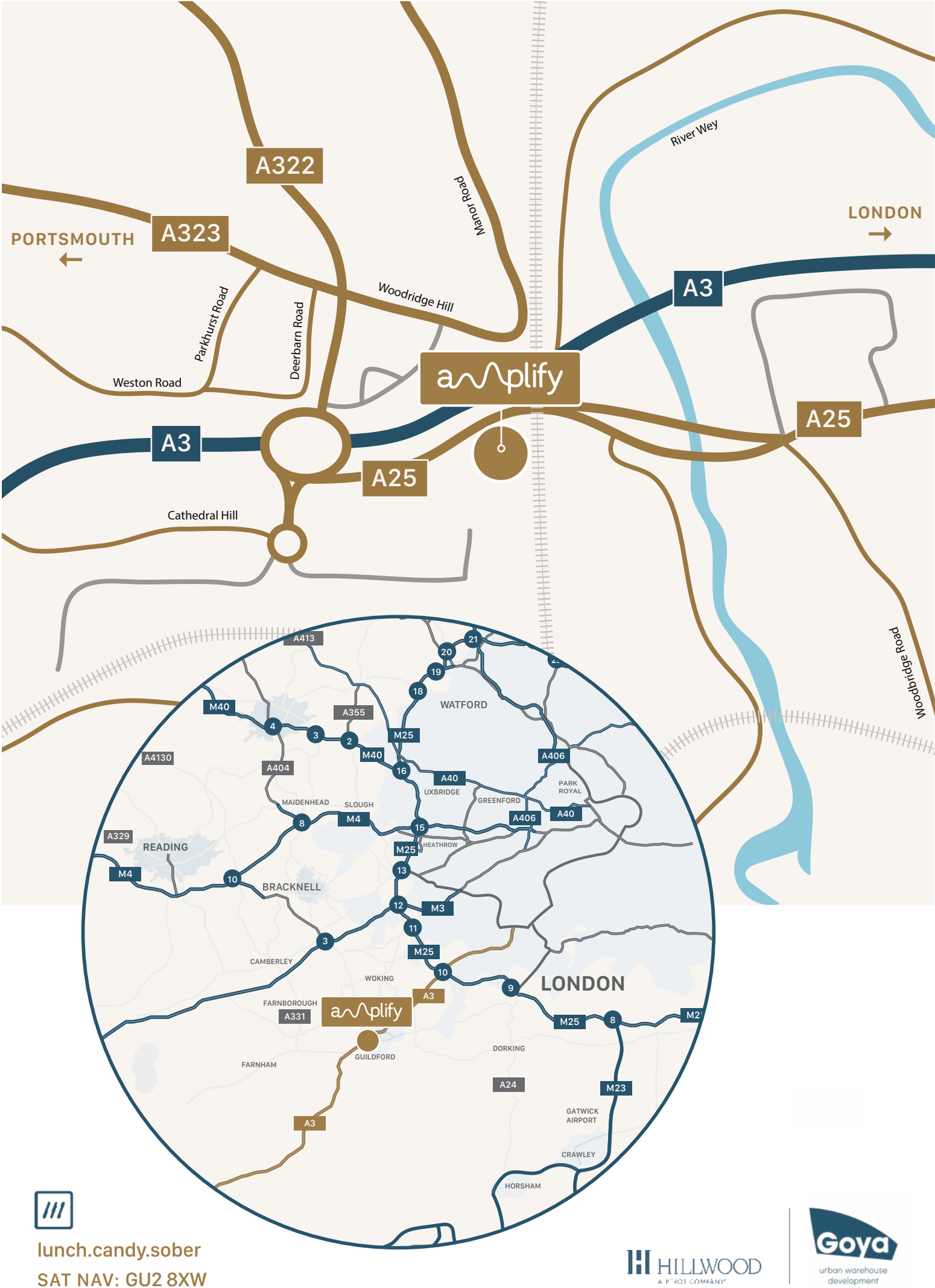
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Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantees its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2026.



lunch.candy.sober
SAT NAV: GU2 8XW

