



Unit B4 Moorfield Point, Moorfield Road, Guildford, Surrey GU1 1RU

TO LET

Modern, refurbished
warehouse/industrial/trade unit

2,924 Sq Ft (272 Sq M)

Unit B4 Moorfield Point, Moorfield Road, Guildford, Surrey GU1 1RU

DESCRIPTION

A newly refurbished, mid-terrace industrial/warehouse unit with office & WC facilities. The unit is of portal frame construction with part brick and part profiled cladding. On site parking is provided. Refurbishment works have included complete redecoration throughout, new LED lighting and new floor finishes.

- ✓ 6.5m to eaves
- ✓ Offices at 1st floor to around 10% of total area
- ✓ Up and over door
- ✓ Car parking - 6 spaces
- ✓ Newly refurbished

LOCATION

Moorfield Point is situated on Moorfield Road on the Slyfield Industrial Estate - Guildford's premier industrial location. The Slyfield estate is off the A320 Guildford to Woking Road to the north of Guildford town centre. The A3 dual carriageway can be reached less than 1 mile to the south. Nearby occupiers include Screwfix, Champion Timber, SELCO and Howdens.

ACCOMMODATION

Gross Internal Area	sq ft	sq m
Total	2,924	272

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

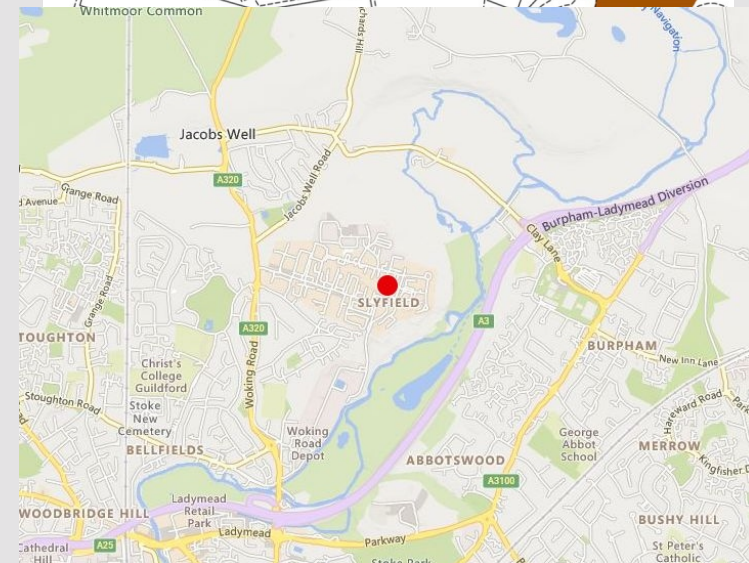
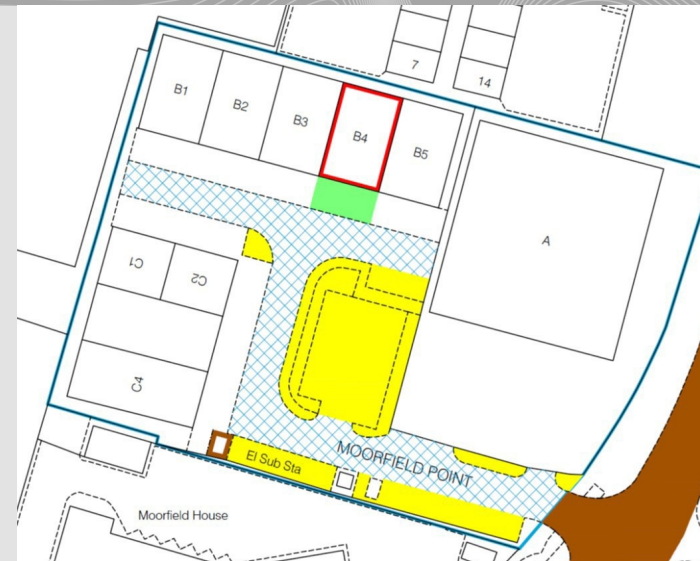
RV (2023) - £31,000

Rates payable (2024/25) - £15,469 based on small business multiplier of 49.9p in the £

TERMS

Unit B4 is available by way of a new FRI lease direct from the Landlord.

EPC C (59)



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Regulated by RICS 27-Mar-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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