



The Rock, 1 Thornberry Way, Guildford GU1 1QB

TO LET

Detached warehouse with offices

34,531 Sq Ft
(3,208 Sq M)

DESCRIPTION

Comprising a detached warehouse with offices of steel portal frame construction with combined profile metal and brick cladding. The warehouse has an eaves height of 9.35 metres and heating/lighting. Loading for the warehouse is via 2 roller shutter access loading doors with canopies. Offices are arranged at the top of the building above the warehouse (lift access) with excellent views and roof terrace. The site is secured by palisade fencing and gated entry.

- ✓ Secure site with gated access
- ✓ Two power operated up and over loading doors
- ✓ Eaves height 9.35 metres
- ✓ Offices at top of building with excellent views
- ✓ Roof terrace
- ✓ Lift to offices

LOCATION

Slyfield Industrial Estate is located approximately 1.75 miles north of Guildford town centre and 9 miles south west of Junction 10 M25 motorway. The estate is accessed off the A320 which is the main arterial route linking the conurbations of Woking in the north and Guildford in the south. The principal arterial route to the estate from the M25 is via the A3.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground - warehouse	17,556	1,631
Ground - offices/ancillary	1,066	99
First - offices/ancillary	1,055	98
Second - offices/amenity	3,929	365
Third - offices	10,925	1,015
Total	34,531	3,208

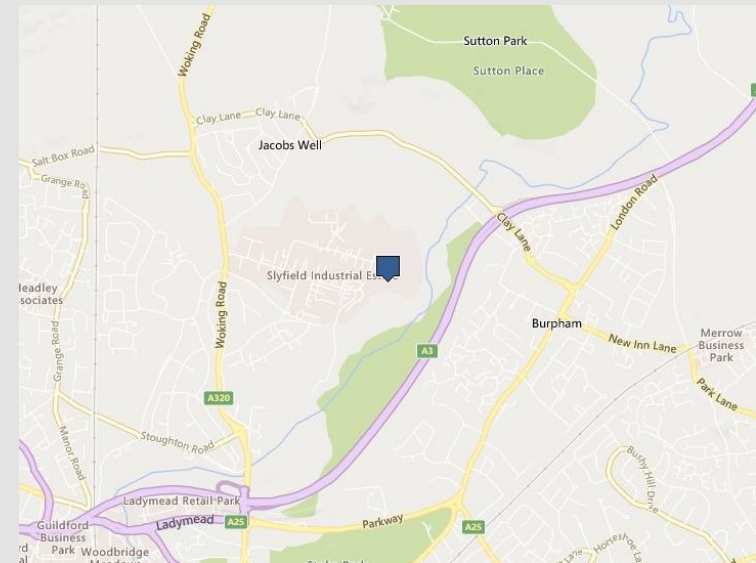
BUSINESS RATES

Please refer to the joint agents.

TERMS

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

EPC Category C (67)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Mr Charles Wood
01483 446704
cwood@lsh.co.uk

Mr Tim Shaw
01483 446711
tgshaw@lsh.co.uk



Ms Heather Harvey-Wood
0207 152 5324
Heather.Harvey-Wood@cushwake.com