



BURNT COMMON

BUSINESS PARK

LONDON ROAD
GUILDFORD GU23 7LN

TO LET

MODERN
INDUSTRIAL
WAREHOUSE
UNIT

LOCATED ON
THE A3 WITH
QUICK ACCESS
TO THE M25

UNIT F1

24,520 SQ FT

(2,278 SQ M)

BURNTCOMMON.CO.UK

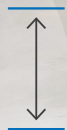
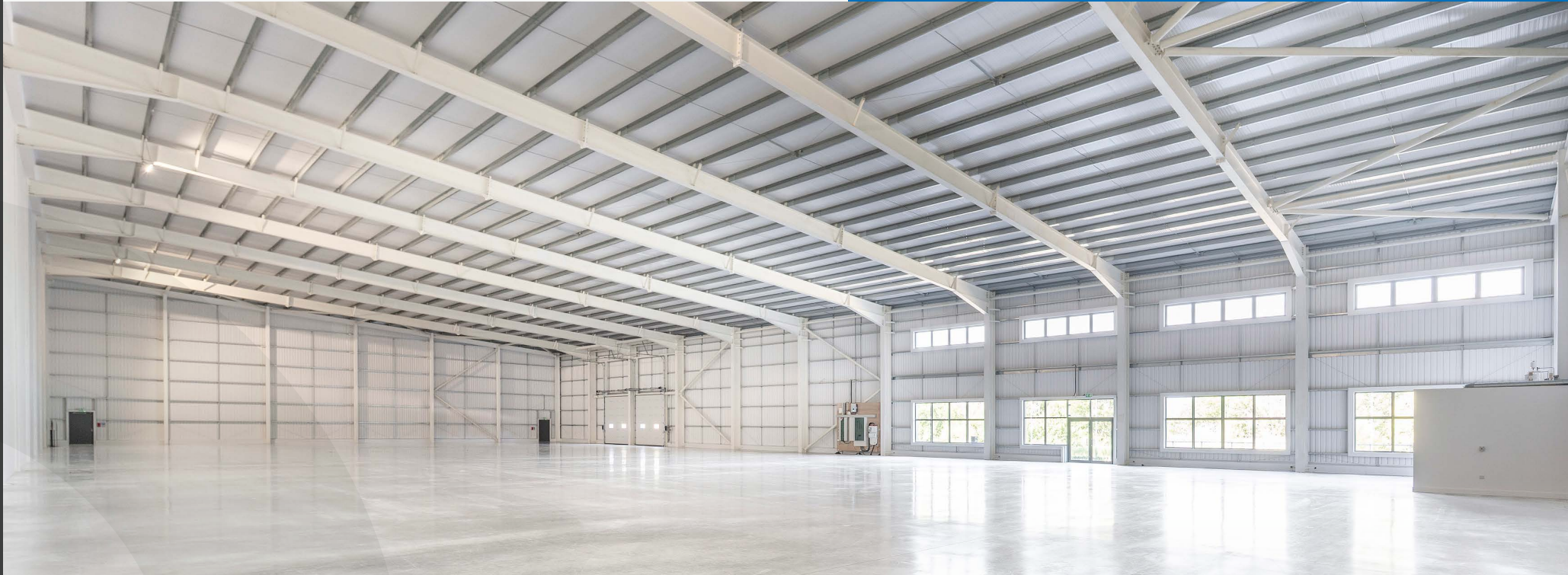




UNIT F1 IS A BRAND NEW, HIGH-SPEC INDUSTRIAL UNIT WITH QUICK ACCESS TO THE A3 & M25

BURNT COMMON BUSINESS PARK

Unit F1 is the last remaining large warehouse at Burnt Common Business Park – a brand new, high quality development completed in early 2026, comprising 18 enterprise industrial units and three large warehouses. The scheme benefits from 24/7 use with quick access to the A3 and M25.



8m

EAVES HEIGHT
rising to 9.5m



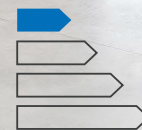
2

LOADING DOORS
level access



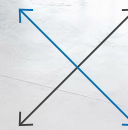
80kVA

POWER
3 phase supply



A

EPC
rating



YARD

LARGE, SECURE
and self-contained



A3/M25

SUPERB ACCESS
A3 (3 mins) / M25 (7 mins)



UNIT F1

24,520 SQ FT

(2,278 SQ M)

SECURE BY DESIGN. EFFICIENT BY NATURE.

DESCRIPTION

Unit F1 has been built to a high specification with LED lighting, electric loading doors, 3 phase power and modern, energy-efficient construction materials.

There are 25 car parking spaces, including 6 EV charging points, together with a large, secure, self-contained yard.

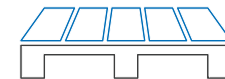
The unit offers 24/7 use, with energy-efficient features designed to support lower running costs and improved environmental performance.

The wider site benefits from a secure main access gate, landlord-installed CCTV and security lighting.

TERMS

Unit F1 is available to let on internal repairing leases for a term to be agreed.

Rent on application.



14,000 SQ FT

OPEN STORAGE COMPOUND

available via separate negotiation



SPECIFIED FOR MODERN INDUSTRY



25 PARKING
spaces



6 EV
charging points



32 BICYCLE
spaces



FIBRE INTERNET
available



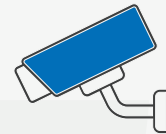
60 kN/m²
floor loading



INSULATION
high performance
cladding



LED
lighting



CCTV
and monitored
security systems



24/7
access



PV SOLAR
panels



**BUILT FOR
BUSINESS**



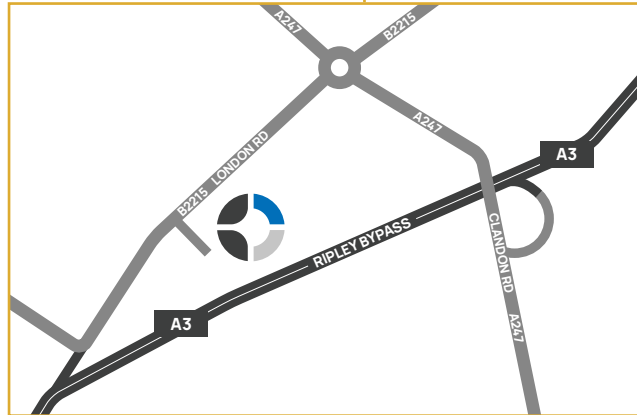


**BURNT
COMMON**
BUSINESS PARK

LONDON ROAD
GUILDFORD GU23 7LN



master.admit.awake



A3

SOUTH ACCESS
in under 3 mins



M25

NORTH ACCESS
in under 7 mins



AIRPORT

ACCESS
Heathrow – 25 mins
Gatwick – 45 mins

VIEWINGS & FURTHER INFORMATION

Strictly via appointment with the agents.

**Owen
Isherwood**
CHARTERED SURVEYORS

ADAM FENNEY
07983 204530
adam@owenisherwood.com

ALEX BELLION
07971 756068
alex@owenisherwood.com

JLL
property.jll.co.uk

JAMES NEWTON
07701 230718
james.newton1@jll.com

HARRY TANNER
07707 863738
harry.tanner@jll.com

LEGAL COSTS

Each party to bear their own legal costs.

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. October 2026.