BURNT COMMON
BUSINESS PARK

UNIT F1
LONDON ROAD
GUILDFORD GU23 7DS

TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT

24,520 SQ FT
(2,278 SQ M)

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

A
EPC
rating

YARD
LARGE, SECURE
and self-contained

A3/M25
SUPERB ACCESS
A3 (3 mins) / M25 (10 mins)

OFFICES
BUILT
to suit

BURNTCOMMON.CO.UK

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

BURNTCOMMON.CO.UK

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

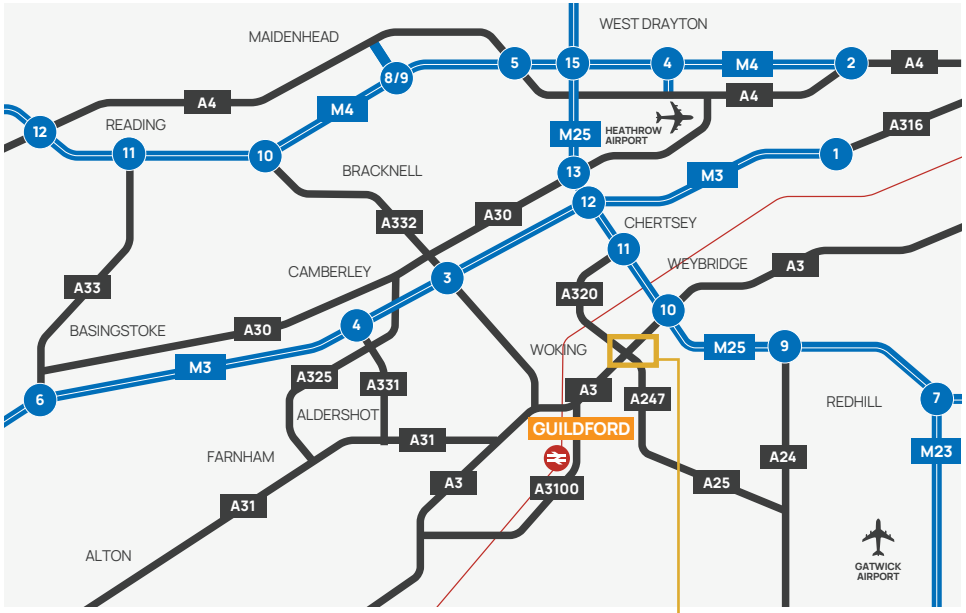
BURNTCOMMON.CO.UK

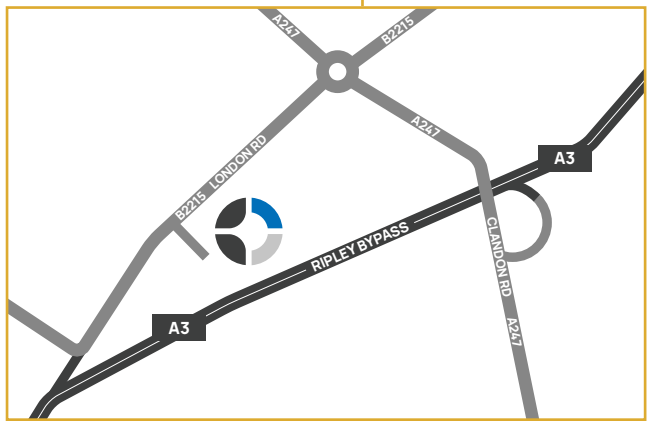
BUILT AROUND YOUR BUSINESS

We understand that your space should work as hard as you do. That's why we offer a unique build-to-suit opportunity that puts you in control.

Our flexible approach means the landlord can construct precisely the office space your business requires — no more, no less. Whether you need 5,000 or 15,000 square feet, we'll deliver a custom-built environment tailored to your operational needs, growth plans, and workplace culture.

This isn't about fitting your business into available space. It's about creating space that fits your business perfectly.





BURNT COMMON
BUSINESS PARK

LONDON ROAD
GUILDFORD GU23 7DS

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master.admit.awake

A3
SOUTH ACCESS
in under 3 mins

M25
NORTH ACCESS
in 10 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
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JLL
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JAMES NEWTON
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HARRY TANNER
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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.