



**Owen
Isherwood**
CHARTERED SURVEYORS

Burnt Common Business Park, London Road, Guildford GU23 7LN
Brand new industrial park located on the A3 with quick access to the M25

**Newly constructed
B1/B2 & B8
warehouse/industrial units
1,400 sq ft – 40,000 sq ft**

Burnt Common Business Park is currently being constructed and will provide a mix of 18 enterprise industrial units and 3 large warehouses. The scheme benefits from 24/7 use with quick access onto the A3 and M25.

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

Terms

The properties are offered to let on full repairing and insuring leases for a term to be agreed.

Rent on application.



Overall specification



Water supply
to each unit



3-phase
69kVa supply



EV charging
points



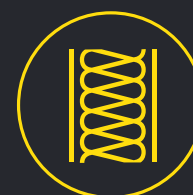
Fibre internet
available



37.5–60 Kn/m²
floor loading



Portal
steel frame



High performance
insulated
cladding



Generous
parking



LED lighting



CCTV



Monitored
security systems



24/7
access



Aiming for
EPC A



Solar panels
on each unit

Phase 2 3D view



Phase 1

18 commercial enterprise units for a variety of uses offering three different size options.

Units are available individually or can be combined to create more space.

Availability (GIA)		
Unit	Sq ft	Sq m
D1	UNDER OFFER	
D2	UNDER OFFER	
D3	UNDER OFFER	
D4	UNDER OFFER	
D5	1,404	130
D6	UNDER OFFER	
D7	1,404	130
D8	UNDER OFFER	
D9	1,695	157
D10	1,695	157
D11	1,695	157
D12	1,695	157
E1	2,728	253
E2	2,728	253
E3	2,728	253
E4	2,728	253
E5	2,728	253
E6	2,728	253

Key features



18 new commercial units



1 electric roller shutter per unit



WC



Kitchenette



1 dedicated delivery vehicle bay per unit



100 parking spaces overall



32 bicycle parking spaces



Eaves height 6.5m rising to 8.5m

Phase 1 front elevation



Phase 2

Key features

Three brand new large industrial/warehouse units with dedicated loading bays and parking.



3 new commercial units



Eaves height 8m rising to 9.5m



55 parking spaces



2 dedicated delivery vehicle bays per unit

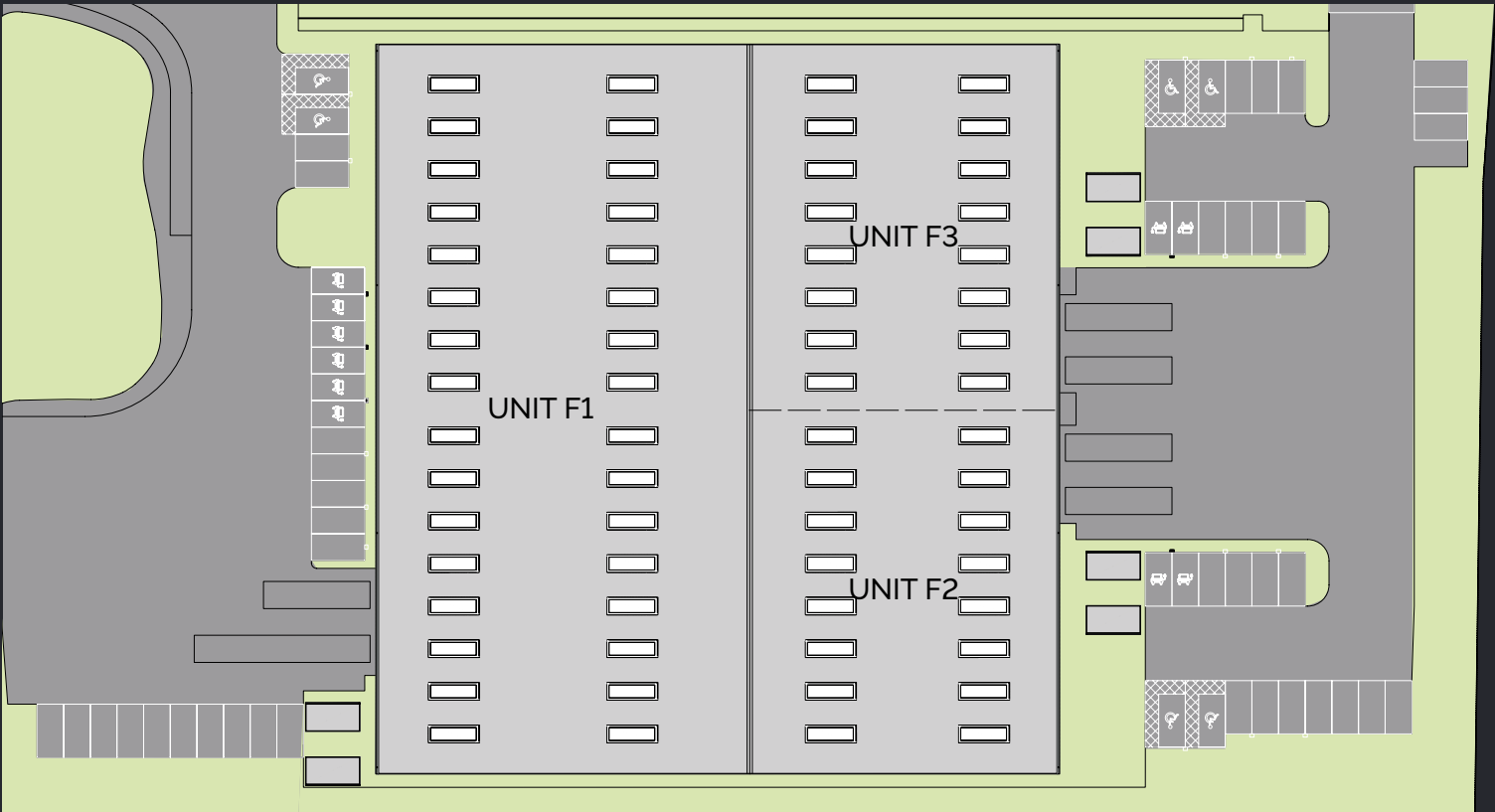


32 bicycle parking spaces

Phase 2 site plan

Availability (GIA)

Unit	Sq ft	Sq m	Parking spaces
F1	24,520	2,278	25
F2	10,058	934	15
F3	10,058	934	15





M25 15 mins



A3



Guildford 5 mins

Superb access to the A3/M25

Burnt Common Business Park provides a rare opportunity to occupy industrial space with easy access to the A3.

Northbound the M25 can be reached in under 15 minutes and will greatly benefit from the on-going upgrades to the A3/M25 junction. Southbound vehicles can join the A3 in under 3 minutes and get to Guildford within 5 minutes of leaving the Park.

What3words

master.admit.awake



A3 3 mins



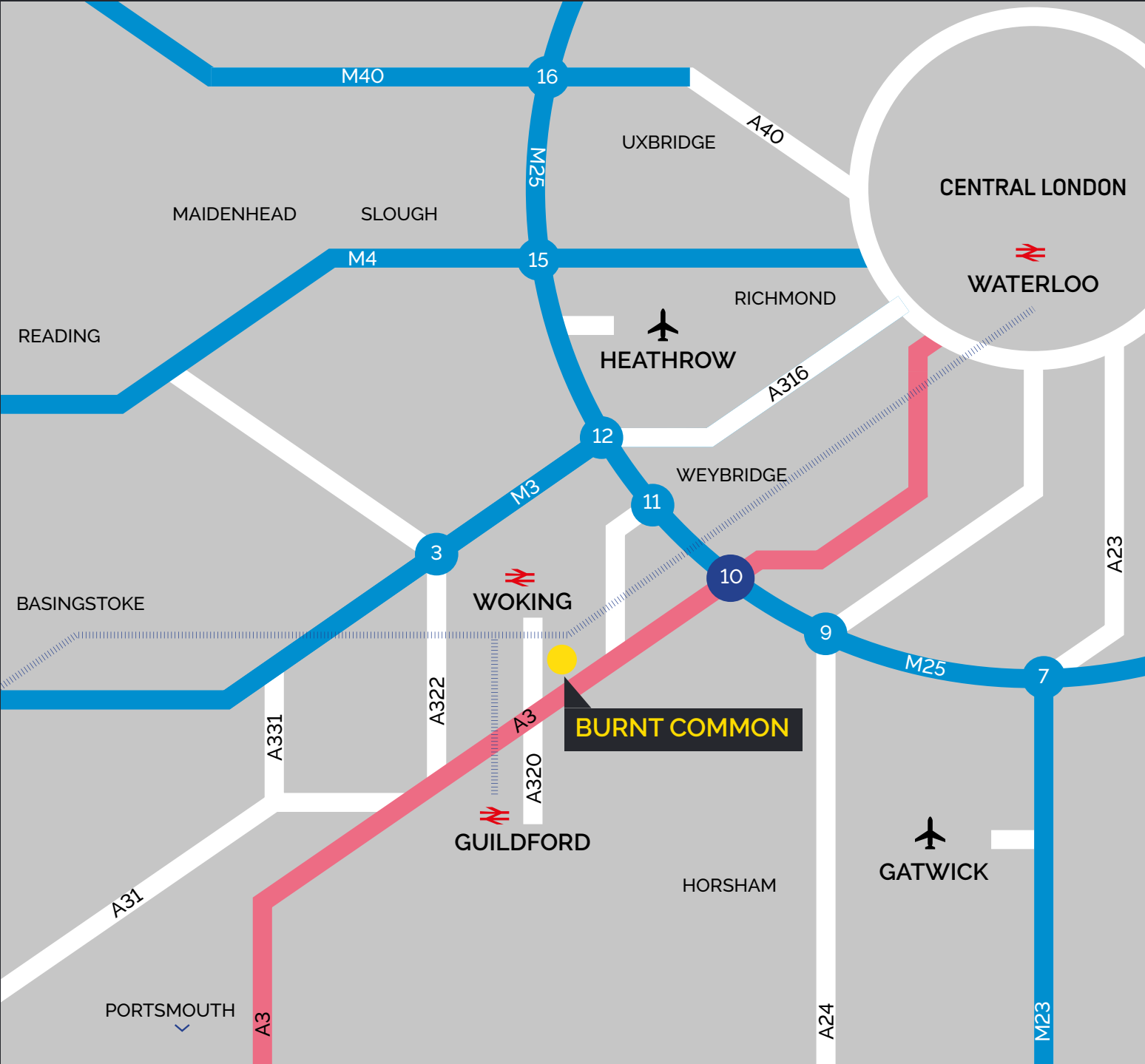
M25 15 mins

M3 30 mins



Heathrow 30 mins

Gatwick 45 mins



Further information

Rent

On application.

Legal costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

Strictly by appointment with the sole agents,
Owen Isherwood.

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