



Burnt Common

Business Park

UNITS AVAILABLE TO LET

10,058 – 34,636 sq ft (934 – 4,146 sq m)

Brand new industrial park located on the A3 with quick access to the M25

www.burntcommon.co.uk



Specification



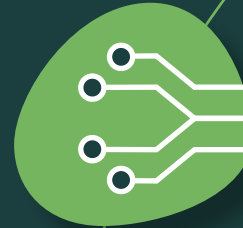
Water supply
to each unit



3-phase
69kVa supply



EV charging
points



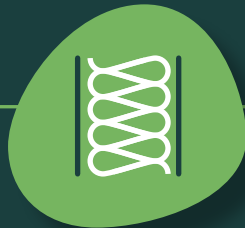
Fibre internet
available



60 Kn/m²
floor loading



Portal
steel frame



High performance
insulated cladding



Generous
parking



LED lighting



CCTV



Monitored
security systems



24/7
access



EPC A



Solar panels
on each unit



Warehouse/ industrial units

Burnt Common Business Park is a brand new, high quality business park which completed in early 2026. The park provides 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 LED lighting, electric loading doors, 3-phase power and modern, energy-efficient construction materials.

There are over 150 car parking spaces provided on site which also provide a generous amount of EV charging points.

The site is secured via a main access gate, landlord installed CCTV and security lighting doors, 3-phase power and modern, energy-efficient materials.

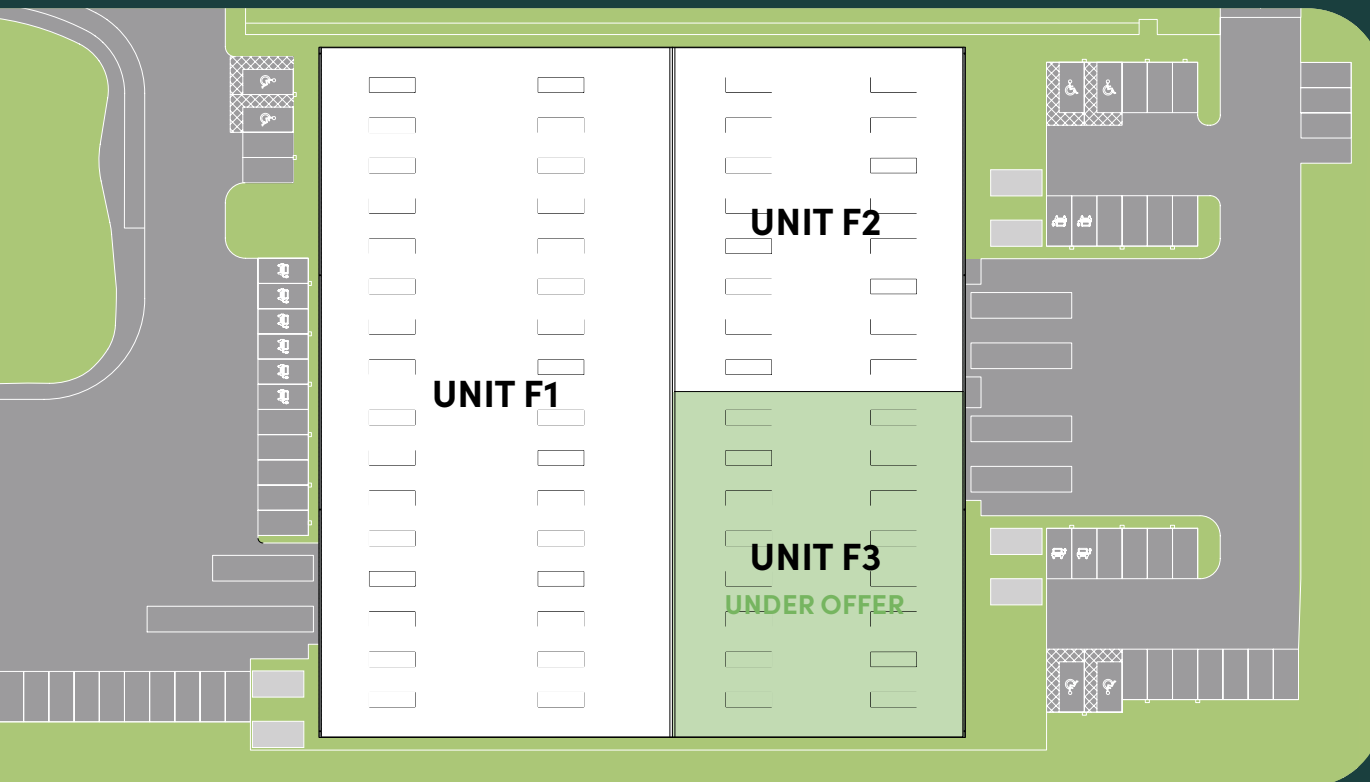
Terms

The properties are offered to let on internal repairing leases for a term to be agreed. Rent on application.



Availability

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



Unit	sq ft	sq m	Parking spaces
F1	24,520	2,278	25
F2	10,058	934	15
F3	10,058 <i>UNDER OFFER</i>	934	15



3 new commercial units



Eaves height 8m rising to 9.5m



55 parking spaces



2 level access loading doors per unit



32 bicycle parking spaces

Location

Burnt Common Business Park
London Road, Guildford GU23 7LN

What3words
master.admit.awake



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 7 minutes and will greatly benefit from the on-going upgrades to the A3/M25 junction (J10). Southbound vehicles can join the A3 in under 3 minutes and get to Guildford within 5 minutes of leaving the Park.



A3 3 mins



**M25 7 mins
M3 20 mins**



**Heathrow 25 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 agents



Contact

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