



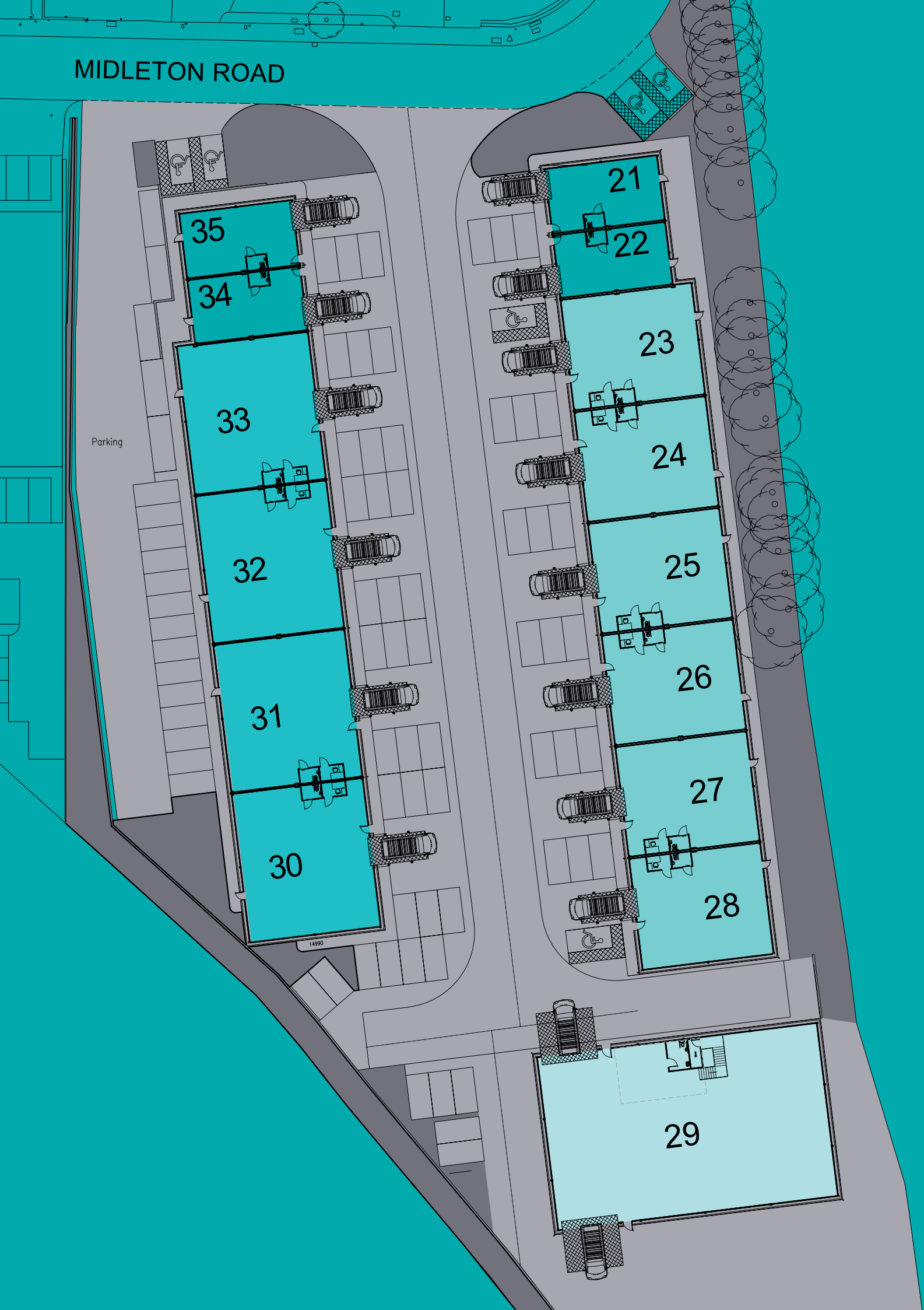
MIDLETON ENTERPRISE PARK



TO LET

**NEW INDUSTRIAL/WAREHOUSE
UNITS WITH OFFICES
UNITS OF 861 / 2,071 / 2,677 SQ FT
OR IN COMBINATIONS**

MIDLETON ROAD GUILDFORD GU2 8XW



DESCRIPTION

A new development comprising facing terraces of industrial/warehouse units. Each unit will include offices at 1st floor (except units 1,2,14 & 15). The units are built to a high specification including a minimum height clearance of at least 6m to eaves, heating, lighting and power operated loading door access. There is parking allocated on site, including electric charging points. The units may be let separately, or together. The development is designed to be energy efficient (each unit has achieved an A rating) and includes roof mounted PV units which generate electricity. In addition there are electric vehicle charging points on site.

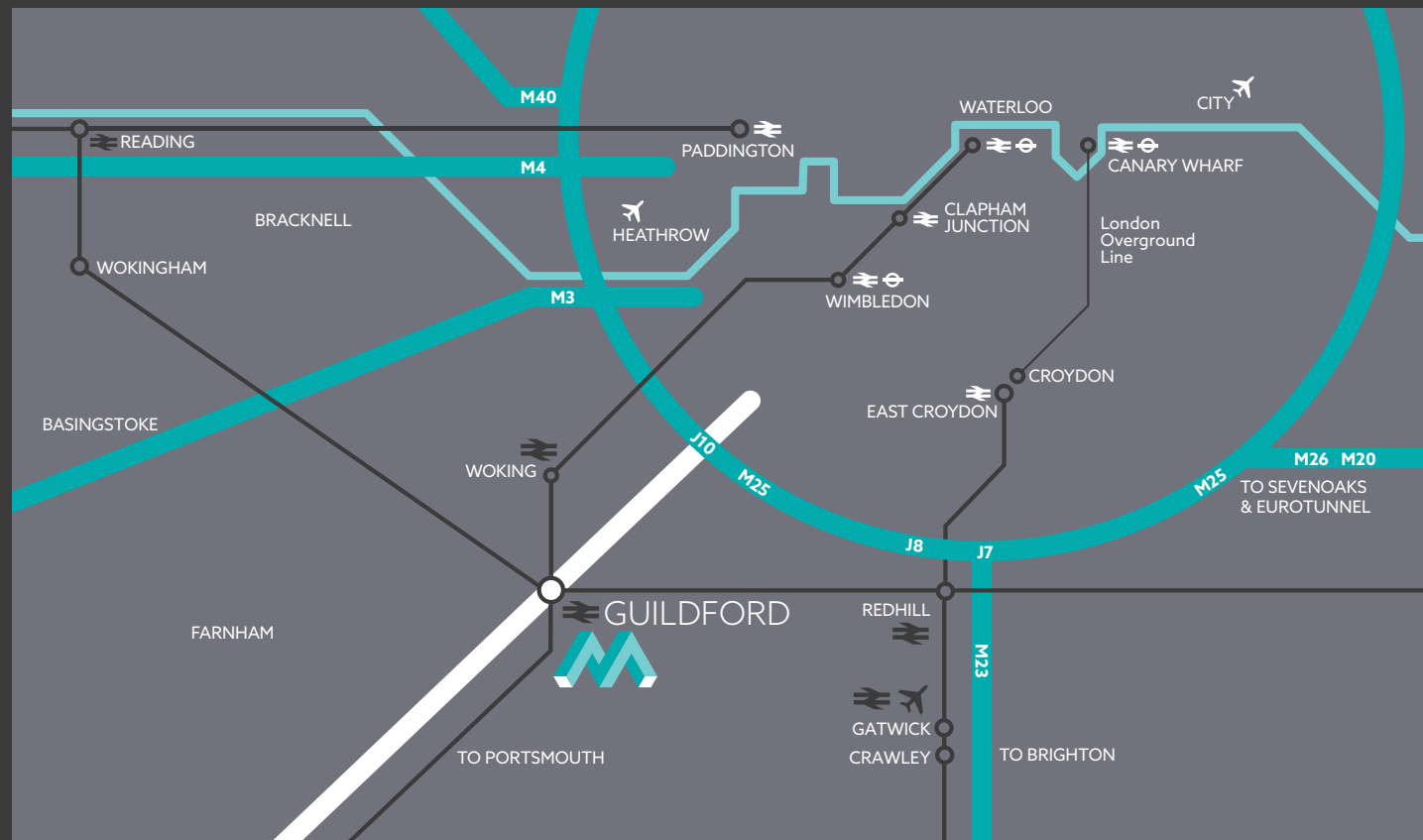
SPECIFICATION

- 6m to eaves minimum (some units higher)
- Power operated loading door to each unit
- Heated and carpeted offices at 1st floor (except units 1,2,14 & 15)
- 37.5 KN/m² warehouse floor loading
- WC facilities
- A3 nearby
- Electric car charging points
- Heating and lighting to warehouse areas

ACCOMMODATION

Unit	Ground	First	Total	Rental term	Availability
21	861 sq ft (80 sq m)	0 sq ft (0 sq m)	861 sq ft (80 sq m)	On application	LET
22	861 sq ft (80 sq m)	0 sq ft (0 sq m)	861 sq ft (80 sq m)	On application	LET
23	1,766 sq ft (164 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	LET
24	1,766 sq ft (164 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	LET
25	1,766 sq ft (164 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	LET
26	1,766 sq ft (164 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	UNDER OFFER
27	1,766 sq ft (164 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	LET
28	1,766 sq ft (164 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	AVAILABLE
29	5,920 sq ft (550 sq m)	592 sq ft (55 sq m)	6,512 sq ft (610 sq m)	On application	LET
30	2,372 sq ft (220 sq m)	305 sq ft (28 sq m)	2,677 sq ft (249 sq m)	On application	LET
31	2,372 sq ft (220 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	LET
32	2,372 sq ft (220 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	LET
33	2,372 sq ft (220 sq m)	305 sq ft (28 sq m)	2,071 sq ft (192 sq m)	On application	LET
34	861 sq ft (80 sq m)	0 sq ft (0 sq m)	861 sq ft (80 sq m)	On application	LET
35	861 sq ft (80 sq m)	0 sq ft (0 sq m)	861 sq ft (80 sq m)	On application	LET



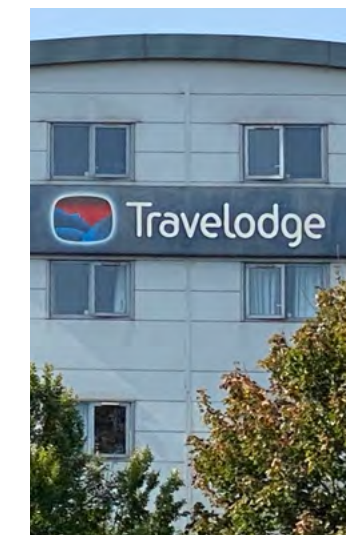


**MIDLETON
ENTERPRISE
PARK**
Midleton Road
Guildford GU2 8XW

LOCATION

Midleton Enterprise Park is located on the Midleton Industrial Estate, to the north of Guildford town centre, close to the A3 Wooden Ridge Interchange.

The A3 provides a dual carriageway link to the M25 at junction 10, around 9 miles to the north.



SITUATION

Guildford is situated 33 miles south west of London on the A3 and is 10 miles from the M25. The journey time to Gatwick is 45 minutes and Heathrow T5 is under 35 minutes.

Guildford Station provides excellent rail links to central London in 37 minutes, as well as services to the wider Thames Valley and the South Coast.

The town is a thriving commercial location and is a popular retail destination with a full array of town centre amenities including the Friary Centre.

Midleton Enterprise Park is situated between the University of Surrey campus and the River Wey's Woodbridge Meadows. Guildford Travelodge and The Gym are just a 5 minute walk. There is a Caffé Kix on the nearby business park.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

To be assessed.

TERMS

The units are available on new FRI leases.

EPC

All units have achieved an A rating – a copy of the certificate is available on request.

MIDLETONENTERPRISEPARK.CO.UK



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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