

**FOR SALE /  
TO LET**

**GUILDFORD**

**38**

**DENNIS WAY  
SLYFIELD INDUSTRIAL ESTATE  
GU11AF**

**HIGH SPECIFICATION  
INDUSTRIAL/LOGISTICS  
OPPORTUNITY**

**FREEHOLD AVAILABLE  
37,765 SQ FT**

**RARELY AVAILABLE  
FREEHOLD OPPORTUNITY**



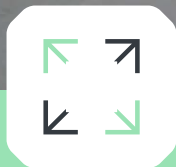


Guildford 38 presents a rare opportunity to acquire a logistics/industrial facility on the Slyfield Estate. Unlock the potential of your operations with a facility designed to deliver performance, flexibility, and efficiency. Strategically located on a secure and self-contained site, Guildford38 offers a **clear internal height of 6.88m**, providing exceptional vertical storage and operational capacity.

Its **360-degree circulation** ensures smooth vehicle flow and site navigation, supporting optimal logistics efficiency. Amenities include **WC facilities** which include a **shower**, ensuring staff wellbeing. The building also benefits from a **first-floor canteen area with air conditioning**, offering a comfortable break space or the potential for conversion into high-quality office accommodation.



**Freehold available**



**2 loading yards**



**7 level access loading doors on two elevations**



**LED lighting throughout**



**Excellent rooflights**



**Integrated fire alarm system and CCTV**



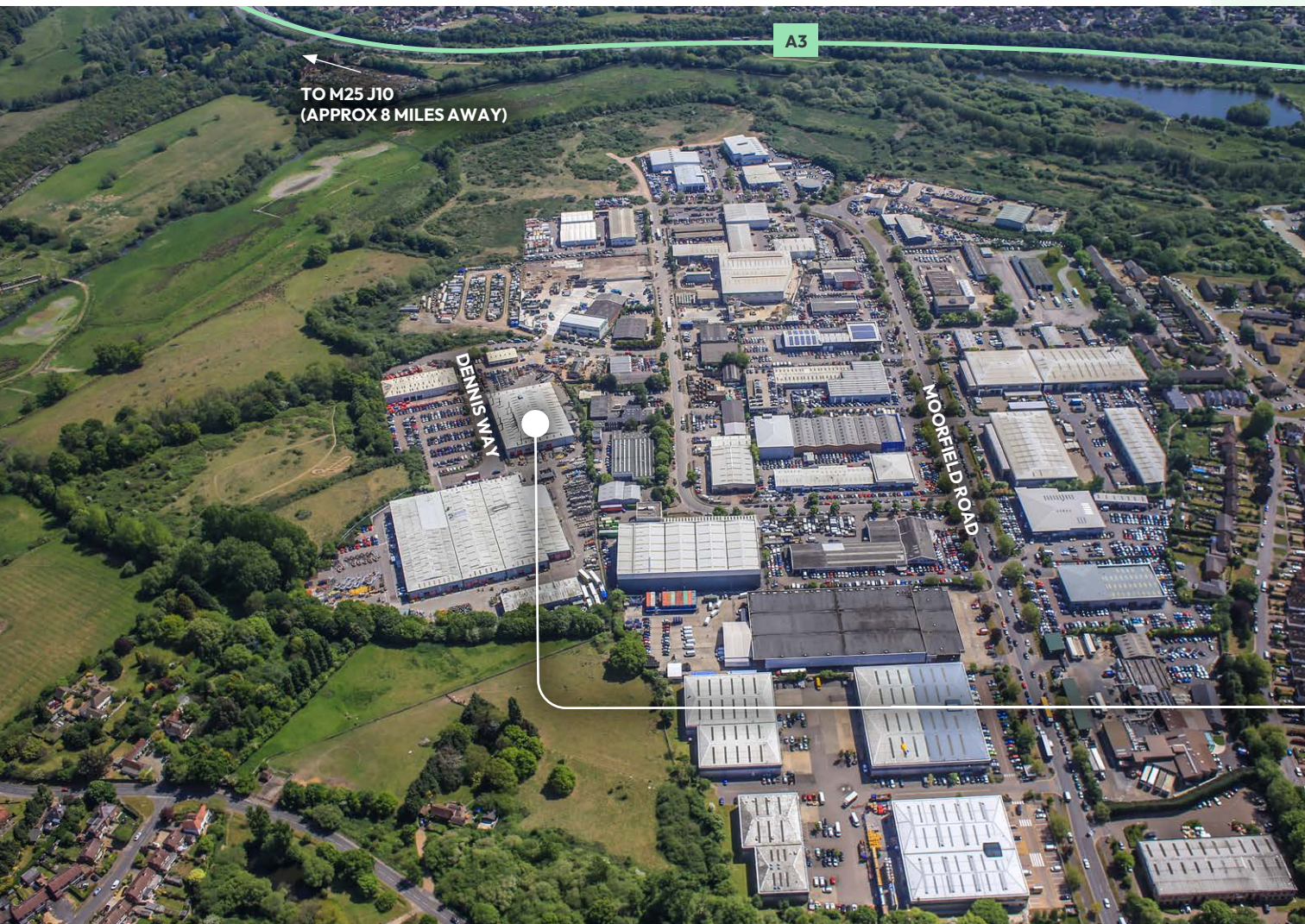
**EPC rating D-76**





## ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground – Warehouse	3,455	37,186
First Floor	54	579
<b>TOTAL (GIA)</b>	<b>3,509</b>	<b>37,765</b>



## LOCATION

The property is on Dennis Way on the Slyfield Industrial Estate, Guildford. This is Guildford's principal industrial estate, about two miles north of Guildford town centre and one mile north of the A3, off the A320.

The estate is well located strategically. The A3 provides a motorway-standard road northbound to connect with Junction 10 of the M25, about 8 miles north.

/// [fills.rested.spun](https://fills.rested.spun)

**GUILDFORD**  
**38**

DENNIS WAY  
SLYFIELD INDUSTRIAL  
ESTATE GU11AF

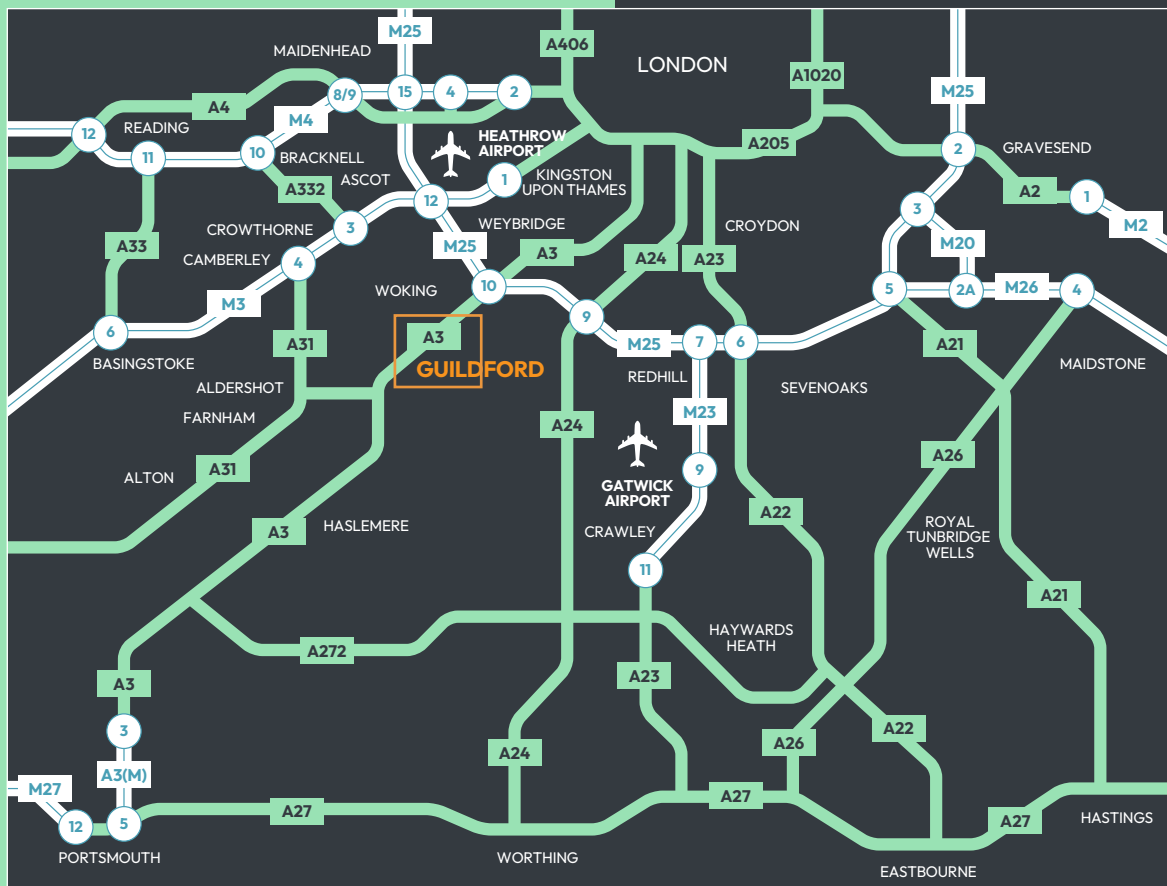




**SUZLDFORD**  
**38**

DENNIS WAY  
SLYFIELD INDUSTRIAL  
ESTATE GU1 1AF





**GU11AF**



**fills.rested.spun**

Whether you're looking to expand your logistics capabilities, streamline industrial operations, or establish a modern workspace, **Guildford38** offers the opportunity to acquire an excellent and extremely functional warehouse building in a prime location.

### VIEWINGS

By prior arrangement through the sole agents.

### PRICE

On application.

**HOLLIS  
HOCKLEY**

**01256 489800**

[hollishockley.co.uk](http://hollishockley.co.uk)

**William Merrett-Clarke**

07774 269 443

[william.merrett-clarke@hollishockley.co.uk](mailto:william.merrett-clarke@hollishockley.co.uk)

**Nick Hardie**

07732 473 357

[nick.hardie@hollishockley.co.uk](mailto:nick.hardie@hollishockley.co.uk)

These particulars and terms are issued by the agents on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither agents nor the vendors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through the agents before viewing. Subject to contract. All figures quoted are exclusive of VAT. All measurements are approximate. June 2025.