



Owen
Isherwood
CHARTERED SURVEYORS

16 Westfield Road, Slyfield Industrial Estate, Guildford, GU1 1RR

TO LET | 5,262 TO 14,949 SQ FT (488.86 TO 1,388.81 SQ M)

Light Industrial Unit & Yard

- Solid Concrete Flooring
- 3 Phase Power Supply
- Mezzanine offices & storage
- Large Yard & Parking Area
- 5.74m ridge & 5.25m eave height
- LED spotlights





Location

16 Westfield Road comprises a well-located industrial unit on the established Slyfield Industrial Estate, Guildford, approximately 1.5 miles north of the town centre, on the main vehicular thoroughfare to Woking and benefiting from excellent access to the A3 and wider motorway network.

Description

A versatile industrial unit which is formed of mainly open plan industrial space, with office space and mezzanine above the right hand side of the building. Benefitting from 3-phase power, LED lighting, four roller shutter doors and a large yard / parking area. Suitable for a variety of industrial and storage uses under and available on a new Lease with terms to be agreed.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	4,184	388.71	Available
Ground - Office	205	19.05	Available
Mezzanine	873	81.10	Available
Outdoor - Yard	9,687	899.95	Available
Total	14,949	1,388.81	

Rent

£89,500 per annum + VAT

Rates & Charges

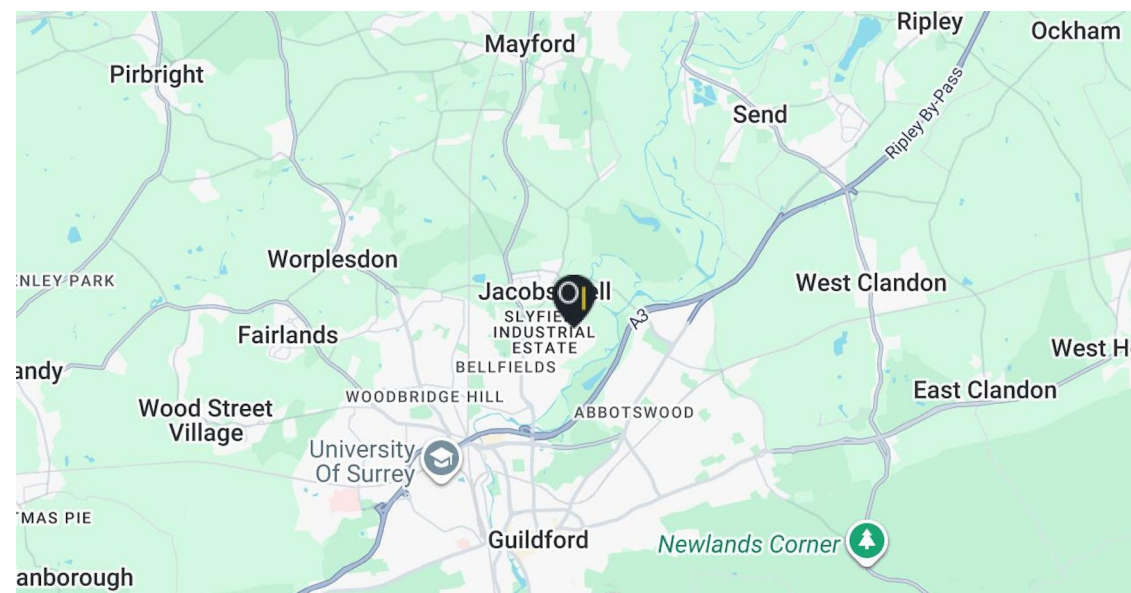
Rateable value: £74,000

EPC

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Legal costs

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



Contact

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