



2 Astolat Way
Peasmarsh, Guildford, GU3 1NE

Standalone HQ Office & Warehouse Site Sold With Vacant Possession

Summary

- › Of interest to **occupiers, investors and developers**
- › Opportunity to acquire a **well-located, prominent HQ industrial and office** site in Guildford
- › Existing property comprises **28,100 sq ft warehouse**, together with a separate **self-contained 13,960 sq ft modern office block**
- › **2.97-acre** site
- › **76** surface level parking spaces
- › Warehouse EPC: **B47**
- › Office EPC: **C71**
- › Constructed in **2008**
- › **Located in affluent Surrey**, a short distance from Guildford Town Centre
- › Prominent site with **excellent links to the A3 & M25**
- › Freehold to be sold with **vacant possession**
- › We are instructed to seek offers of **£8,000,000** subject to contract and exclusive of VAT. A purchase at this level represents a low **capital value of £161.50 per sq ft**.



Location

The affluent town of Guildford is the principal centre for Surrey and one of the UK's premier commercial centres outside of the M25. The town is the home of the University of Surrey, one of Guildford's largest employers, and is located approximately 33 miles south west of London and enjoys excellent road access with dual carriageway access via the A3 to the M25, just an 8 mile drive away. Guildford benefits from direct rail services into London Waterloo with a journey time of approximately 40 minutes. Heathrow and Gatwick Airports are within a 25-minute drive time. Guildford has the largest population within Surrey with a primary catchment population of approximately 507,000.

Situation

The property is easily accessible located just 2.5 miles South of Guildford Town Centre accessed directly off the A3100 (Old Portsmouth Road). The property sits among an established commercial area comprising several well-known brands including Skoda, Harley Davidson, Volkswagen, Shell and Howdens.

The surrounding area comprises a mix of industrial, trade counter, residential and care home uses.

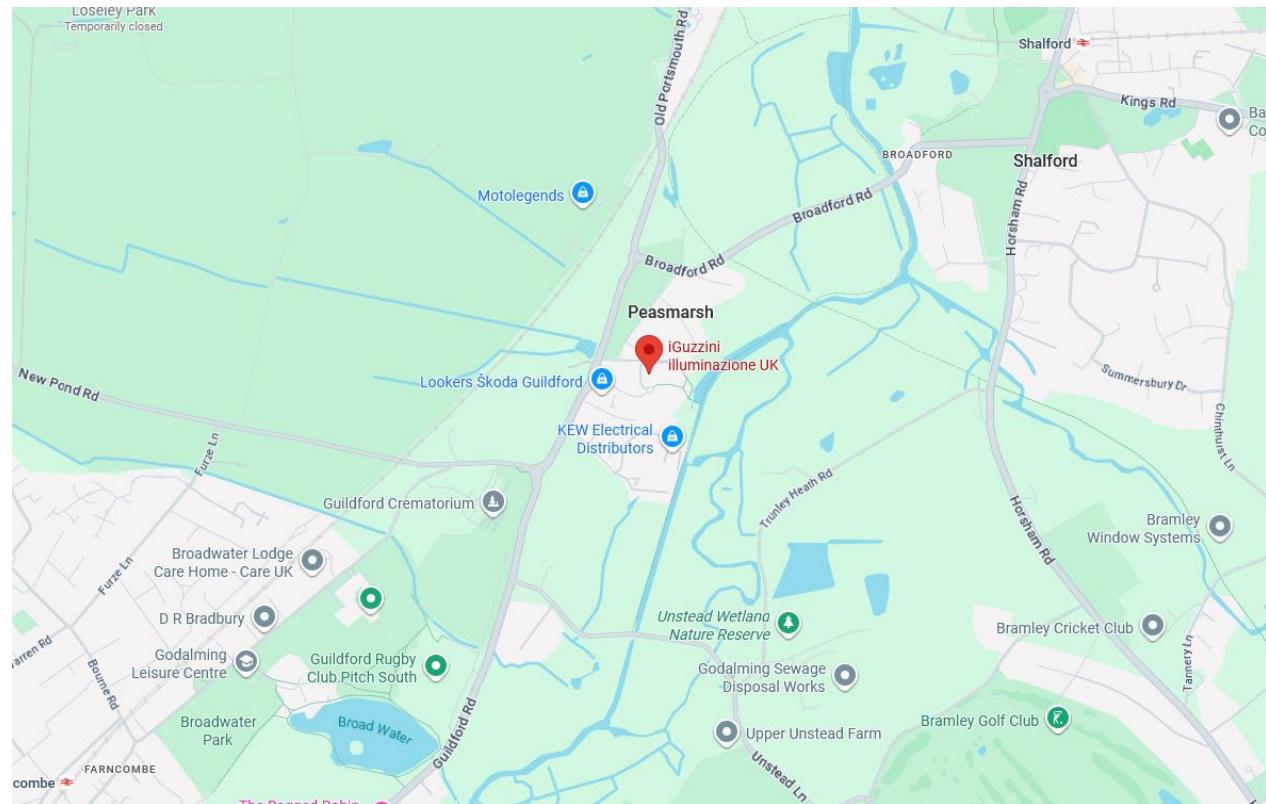
The Site

The 2.97-acre site comprises a modern warehouse to the north with a "C" shaped office building to the south together with ample parking and a landscaped area laid out to lawn, along with 76 parking spaces.

Tenure

The site is to be sold freehold with vacant possession on completion. Part of the warehouse is let on a lease outside the L&T Act 1954, but possession can be obtained. Further details from the agents.

Title Number: SY675913 & SY744535



Office

Attractive modern office and showroom building constructed in 2008. The property which totals 17,795 sq ft comprises ground and two upper floors of accommodation. The 5,900 sq ft floor plates offer light, well configured space which is easily sub-divided to optimise flexibility. The ground floor is laid out as reception, showroom, various meeting rooms, kitchen break out area and toilets. The upper floors are open plan offices with some cellular offices.

The impressive entrance hall behind full height glazing leads to a central core with feature staircase and passenger lift. To the rear of the office there is substantial external break out space.

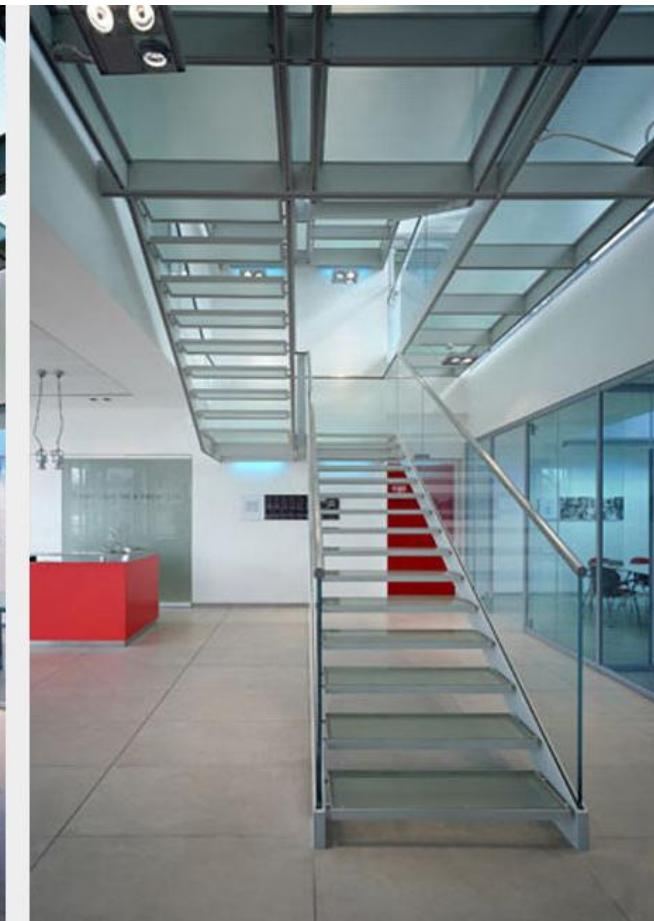
Office Specification

- › Four pipe fan coil air conditioning
- › LED and fluorescent Lighting
- › Full access raised floors
- › Metal tile suspended ceiling
- › Large reception and feature staircase
- › Shower and changing facilities, meeting rooms, internal and external break out space

Floor	Area (sq m)	Area (sq ft)
Ground	549.58	5,915
First	551.88	5,940
Second	551.88	5,940
Total (NIA)	1,653	17,795

EPC

Office building has a rating of **C71** valid until 24th May 2031
Warehouse has a rating of **B47** valid until 23rd May 2031



Description

Warehouse

Comprises a warehouse totalling approximately 31,722 sq ft. The property was constructed in 2008, benefitting from a steel portal frame construction, concrete flooring and composite aluminium clad elevations.

The warehouse benefits from the following specification:

- › Secure, self-contained warehouse
- › 3 dock loading bays and dedicated loading bay with external WC
- › Two roller shutter doors to the rear under a covered area for smaller vans, internal height of 5.1m .
- › Internal eaves height of approximately 9 metres rising to 10.6m
- › LED lighting
- › Trend BMS controlled warehouse heating system
- › Internal offices and WCs
- › Three phase power supply and solar panels
- › Link Bridge connecting the office and warehouse space.
- › Sprinkler system internally

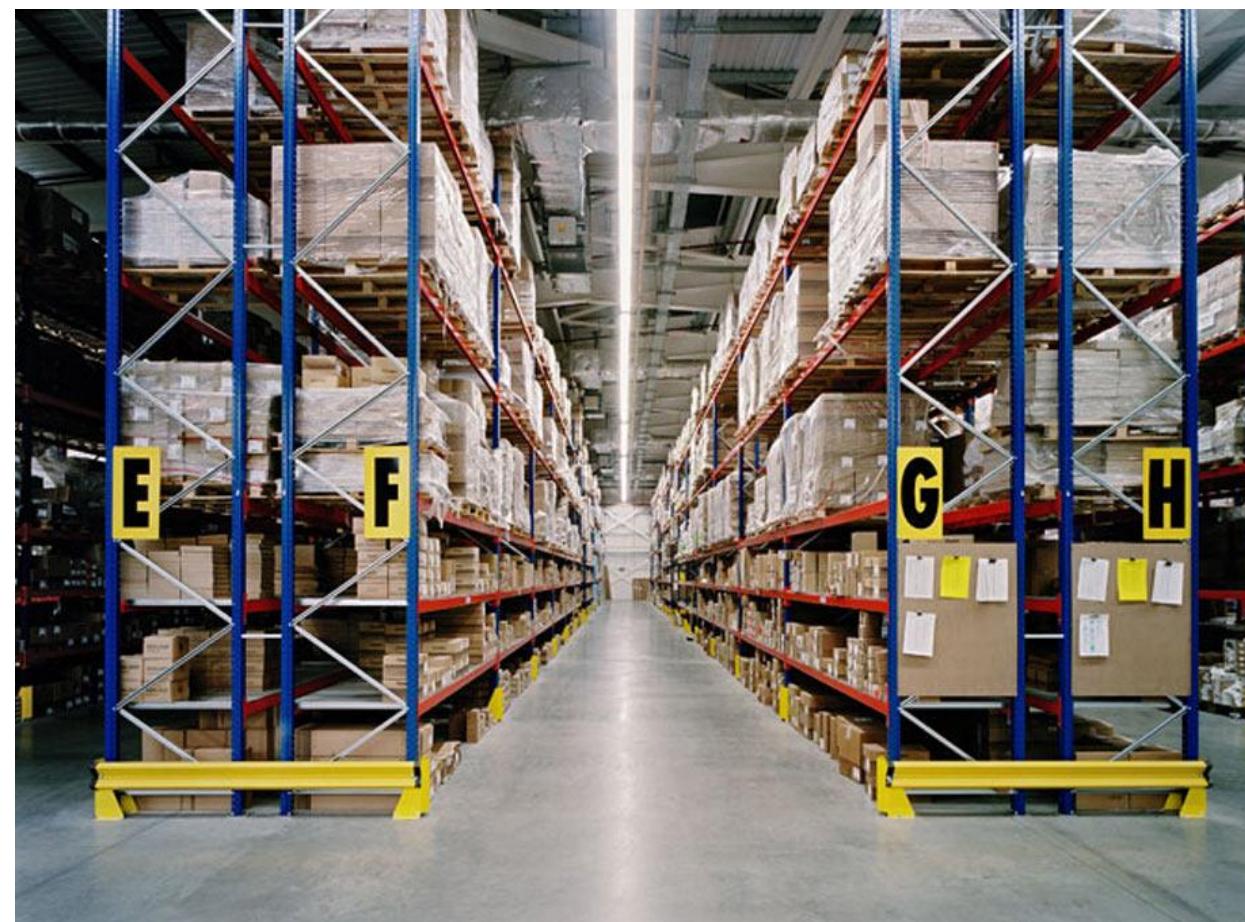
Floor	Area (sq m)	Area (sq ft)
Ground	2,947	31,722

Power

Maximum current draw:

Office: 400A
Warehouse: 300A

Further information available on request.



Legal Costs

Each party to be responsible for their own legal costs

VAT

We understand the property is elected for VAT

Viewing

By appointment with the joint agents only

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Proposal

We are instructed to seek offers of **£8,000,000** subject to contract and exclusive of VAT

A purchase at this level **a capital value of £161.50 per sq ft**

For further information please contact joint agents:

Curchod & Co

Alex Blown

M: 07570 682196

E: ablown@curchodandco.com

Piers Leigh

M: 07967 726301

E: pleigh@curchodandco.com

Richard Newsam

M: 07554 455920

E: rnewsam@curchodandco.com

Owen Isherwood

Peter Bellion

M: 07905 419795

E: pab@owenisherwood.com

Peter Da Silva

M: 07768 146953

E: pds@owenisherwood.com



Misrepresentation Act

Curchod & Co give notice that these property particulars are provided as a general outline for guidance only. Intending purchasers or tenants should not rely on them as statements or representation fact but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract. No person in the employ of Curchod & Co as representing agents of the property displayed has the authority to make or give any representation or warranty in relation to the property. Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted. Subject to contract. December 2025.