



Owen
Isherwood
CHARTERED SURVEYORS

18 The Pines, Broad Street, Guildford, GU3 3BH

TO LET | 5,121 SQ FT (475.76 SQ M)

Detached business premises

- Rear Roller Shutter Door
- 3-Phase Power
- 1st Floor Offices with Suspended Ceiling
- Male & Female WCs
- Intruder Alarm
- 17 Parking Spaces



Location

The property is located on the Pines Business Park, approximately 2.6 miles to the north west of Guildford town centre. Occupiers on the estate include City Electrical Factors, Brewers, The Plumb Centre, Auto Windscreen and Speedy Hire

Description

The property comprises a detached two-storey self-contained business unit constructed of brick blockwork under a pitched roof. The first floor provides a mix of open plan and cellular offices with suspended ceiling and perimeter trunking. The ground floor provides a mix of storage and separate laboratory space with rear up and over loading door. There are male and female toilets with a shower in the ground floor toilet.

Accommodation

Name	sq ft	sq m	Availability
Ground - storage/laboratory space	2,541	236.07	Available
1st - office	2,580	239.69	Available
Total	5,121	475.76	

Rent

£74,000 per annum

Rates & Charges

Rateable value: £55,500

EPC

C (73)

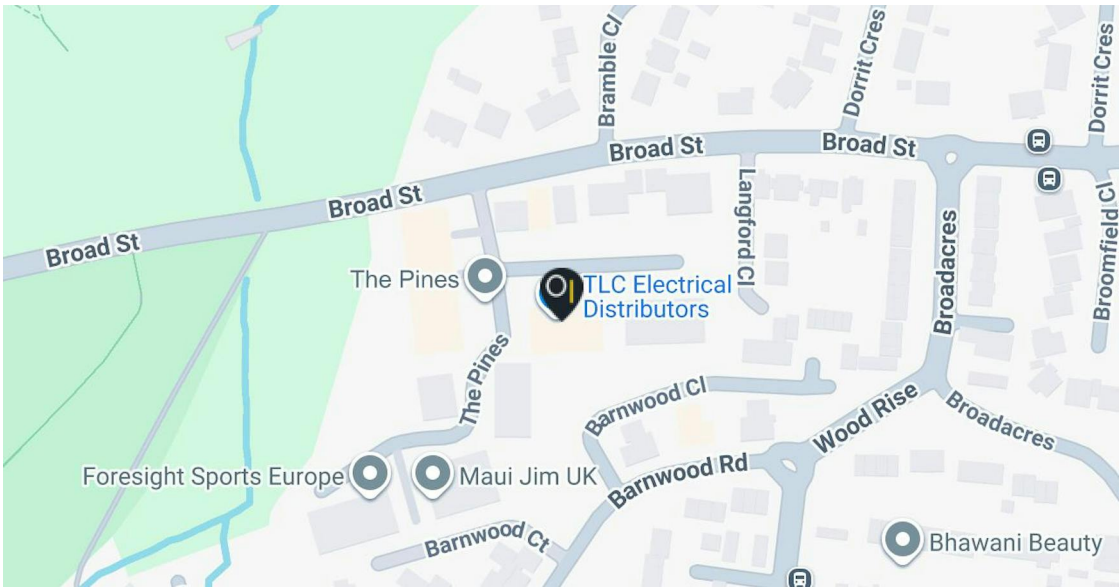
Terms

The property is available on assignment of the current lease with a tenants option to break on 24th February 2029 at the current of £74,000 per annum or a longer lease by agreement with the Landlord.

Possible sale. Contact agent for more information.

Legal costs

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



Contact

Peter Bellion

T: 01483 300 176
M: 07905 419795
E: pab@owenisherwood.com

Amelia Watson

T: 01483 300176
M: 07983 498697
E: amelia@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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