



Burnt Common

Business Park

UNIT F1 AVAILABLE TO LET

24,520 sq ft (2,278 sq m)

Brand new industrial park located on the A3 with quick access to the M25

www.burntcommon.co.uk

Specification



Water supply to each unit



3-phase 80kVA supply



EV charging points



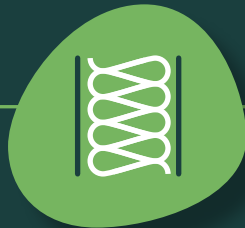
Fibre internet available



60 kN/m² floor loading



Portal steel frame



High performance insulated cladding



Generous parking



LED lighting



CCTV



Monitored security systems



24/7 access



EPC A



Solar panels on each unit



Warehouse/ industrial units

Burnt Common Business Park is a brand new, high quality business park which completed in early 2026. The park provides a mix of 18 enterprise industrial units and 3 large warehouses. The scheme benefits from 24/7 use with quick access onto the A3 and M25.

Each unit has been built to a high specification with LED lighting, electric loading doors, 3-phase power and modern, energy-efficient construction materials.

There are over 150 car parking spaces provided on site which also provide a generous amount of EV charging points.

An additional open storage compound of approximately 14,000 sq ft is available via separate negotiation.

The site is secured via a main access gate, landlord installed CCTV and security lighting doors, 3-phase power and modern, energy-efficient materials.

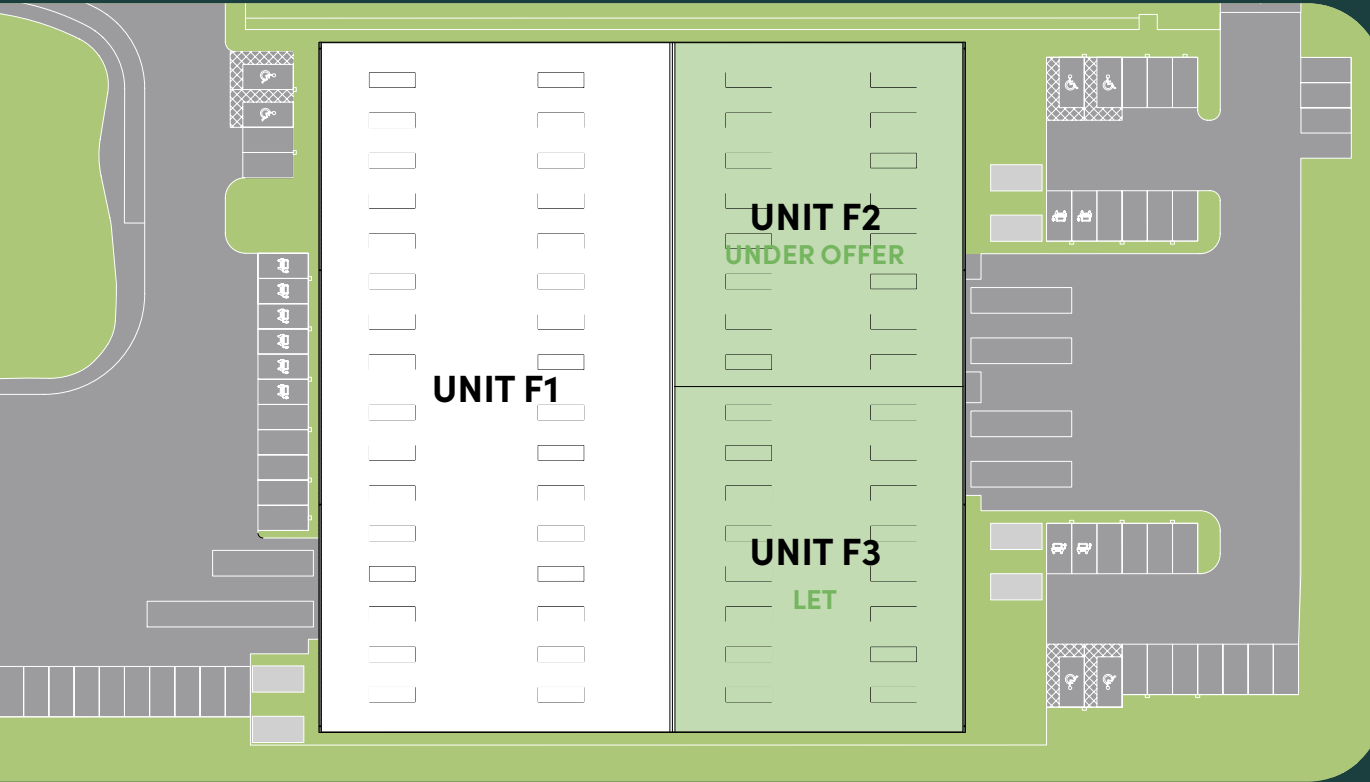
Terms

The properties are offered to let on internal repairing leases for a term to be agreed. Rent on application.



Availability

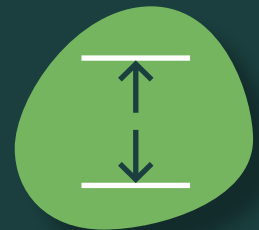
Three brand new large industrial/warehouse units with dedicated loading bays and parking.



Unit	sq ft	sq m	Parking spaces
F1	24,520	2,278	25
F2	10,058 <i>UNDER OFFER</i>	934	15
F3	10,058 <i>LET</i>	934	15



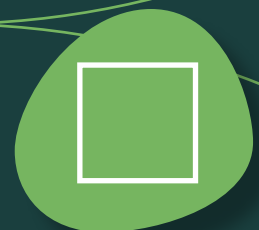
1 unit remaining



Eaves height 8m rising to 9.5m



25 parking spaces including 6 EV spaces



2 level access loading doors per unit



32 bicycle parking spaces



Large self-contained service yard

Location

Burnt Common Business Park
London Road, Guildford GU23 7LN

What3words
master.admit.awake

Superb access to the A3/M25

Burnt Common Business Park provides a rare opportunity to occupy industrial space with easy access to the A3.

Northbound the M25 can be reached in under 7 minutes and will greatly benefit from the on-going upgrades to the A3/M25 junction (J10). Southbound vehicles can join the A3 in under 3 minutes and get to Guildford within 5 minutes of leaving the Park.



A3 3 mins



**M25 7 mins
M3 20 mins**



**Heathrow 25 mins
Gatwick 45 mins**

Further information

Rent

On application

Legal costs

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

Viewing

Strictly by appointment with the agents



Contact

**Owen
Isherwood**
CHARTERED SURVEYORS

Adam Fenney

07983 204530

adam@owenisherwood.com

Alex Bellion

07971 756068

alex@owenisherwood.com

owenisherwood.com

01483 300 176

**HOLLIS
HOCKLEY**

Will Merrett-Clarke

07774 269443

william.merrett-clarke@hollishockley.co.uk

Freddie Chandler

07935 769627

freddie.chandler@hollishockley.co.uk

hollishockley.co.uk

01256 489800

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated. April 2026.