

COBBETT PARK TO LET

MODERN WAREHOUSE / TRADE UNITS



9,873 – 29,759 FT² (917 – 2,765 M²) GIA APPROX.

SLYFIELD INDUSTRIAL ESTATE, MOORFIELD ROAD GUILDFORD, SURREY



GU1 1RU



Cobbett Park is situated on Slyfield Industrial Estate, one of the prime industrial areas in Guildford. Slyfield Industrial Estate is within close proximity of the A3, which provides good access to Central London and the M25 at Junction 10 (4 miles away), which in turn provides good access to Heathrow and Gatwick airports and the national motorway network.

The properties comprise refurbished, modern terrace warehouse / trade units of steel portal frame construction with integral first floor offices to the front elevations. The warehouses benefit from a minimum eaves height of 8m, 3-phase power and electronically operated full-height loading doors.

The offices are carpeted and benefit from double glazing, perimeter trunking, suspended ceilings with LED lighting, kitchenette, WCs and shower facility.

Externally, the car park/yards are fenced and gated to provide secure demises.

The premises have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

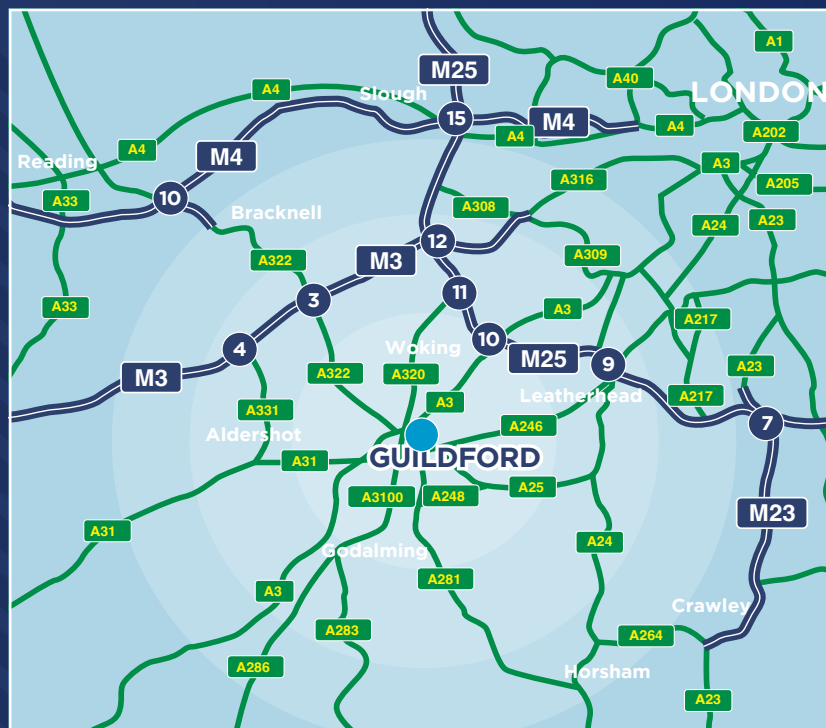
AVAILABLE NOW	FT ²	M ²
UNIT 4	9,950	924.4

AVAILABLE Q2 2026	FT²	M²
UNIT 2	9,873	917.2
UNIT 3	9,936	923.1

A new FRI lease for a term to be agreed.

Upon application.

EPCs are available upon request.



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