

TO LET

3,970 sq ft

368.83 sq m

Unit 6, Quadrum Park, Unit 6, Quadrum Park,
Guildford, GU3 1LU

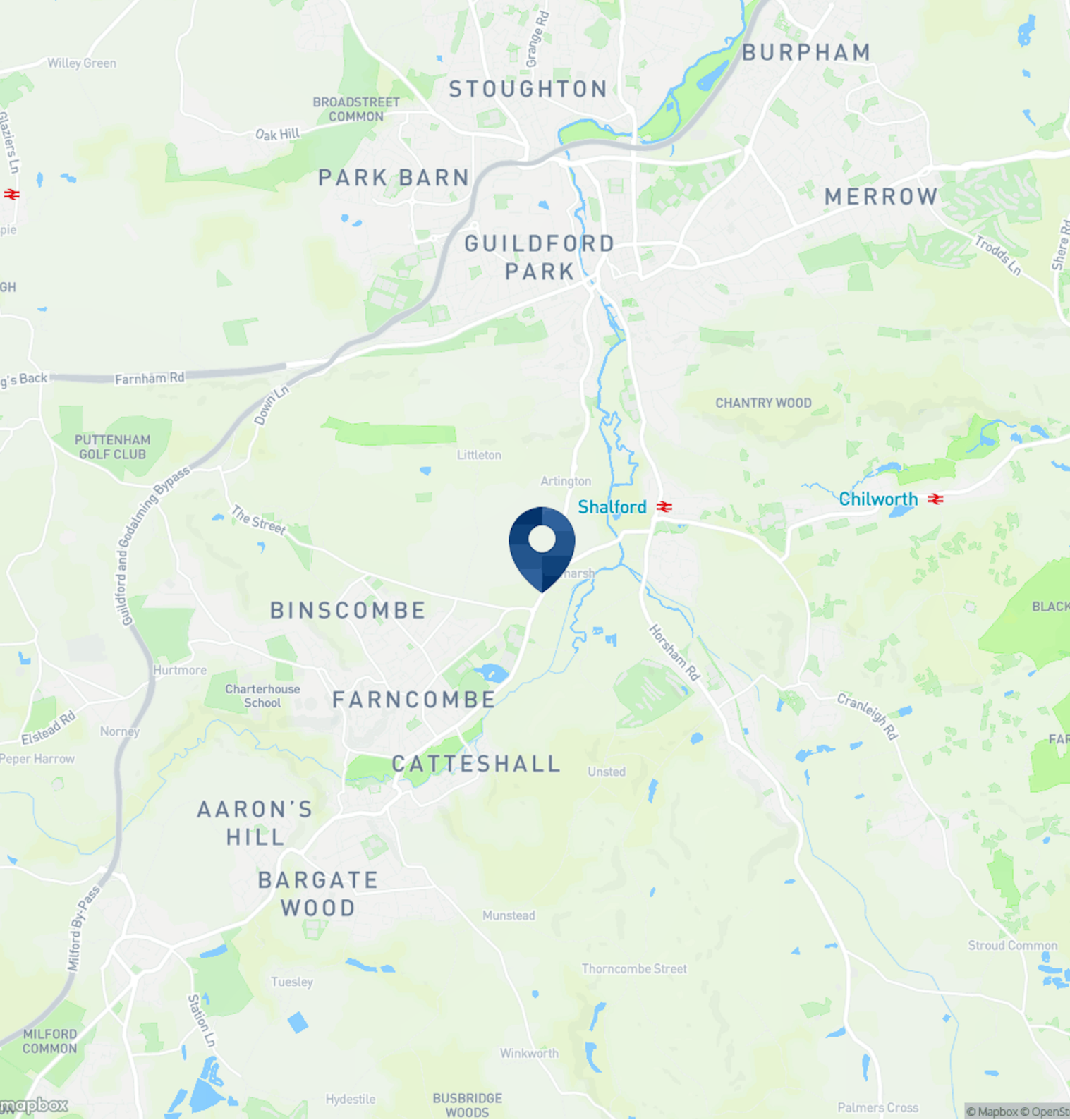


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Summary

- 7.5-9m eaves
- x1 Level Access Loading door
- Ground and First floor offices
- Designated Yard/Loading Area
- 8 Car Parking Spaces
- Showers & WCs
- 2 miles / 8 minute drive to Guildford Train Station





Location

The property lies on the established Quadrum Park a modern light industrial warehouse estate constructed around 2004/5 lying some 1.5 miles south of the centre of Guildford. The estate is located on the Old Portsmouth Road A3100 lying close to Peasmarsh with vehicular access to the A3 being more accessible via the B3000 via Compton leading to the A3 to the south of Guildford.

The A3 provides excellent communication to the south coast and on to the M25 at Junction 10 and onto London. Train service is locally provided at Shalford with the mainline station being at Guildford providing an express service to London and to Southampton with also a connection to Reading in the Thames Valley.

Photography



Street View



Frontal View from Yard



Storage Space



Bathroom

Details

At a glance

Available Size	3,970 sq ft
Rent	Rent on application
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprise a modern mid terrace warehouse / industrial unit constructed in approximately 2004/5. The building is of single storey steel frame construction clad with aluminium composite panels to the elevations with the offices faced with brick piers with curtainwall cladding comprising a mix of aluminium composite panels and aluminium frame double glazed windows. Loading access is through a full height roller shutter door to the side.

The premises are under a pitched roof clad with double skinned profile steel sheeting with corrugated plastic top lighting providing additional natural light. The offices are approached via a separate pedestrian door and provide for a meeting room on the ground floor together with ancillary accommodation and further private and open offices at first floor level. The warehouse area has a level screed concrete floor and is fitted out with high level medium duty racking throughout and provides good quality warehouse with lofty eaves, with a mezzanine floor constructed just below the roof space to part of the warehouse.

Externally, immediately to the front of the warehouse is a brick paved area providing parking for approximately 10 vehicles together with a concrete service yard to the loading bay.



Contact

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