



Unit C4 Moorfield Point, 41 Moorfield Road, Guildford GU1 1RU

TO LET

Industrial/warehouse unit with trade potential

**3,946 Sq Ft
(367 Sq M)**

Unit C4 Moorfield Point, 41 Moorfield Road, Guildford GU1 1RU

DESCRIPTION

An end of terrace industrial/warehouse unit with offices which is to be refurbished. The Moorfield Point units are of portal frame construction with part brick and part profiled cladding. Each unit incorporates amenities as follows.

- ✓ 6m to eaves
- ✓ 'Up and over' loading door
- ✓ Three phase power
- ✓ Offices at 1st floor
- ✓ 9 car spaces

LOCATION

Moorfield Point is situated on Moorfield Road on the Slyfield Industrial Estate - Guildford's premier industrial location. The Slyfield estate is off the A320 Guildford to Woking Road to the north of Guildford town centre. The A3 dual carriageway can be reached less than 1 mile to the South. Nearby occupiers include Screwfix, Champion Timber, SELCO and Howdens.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	3,153	293
First	793	74
Total	3,946	367

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

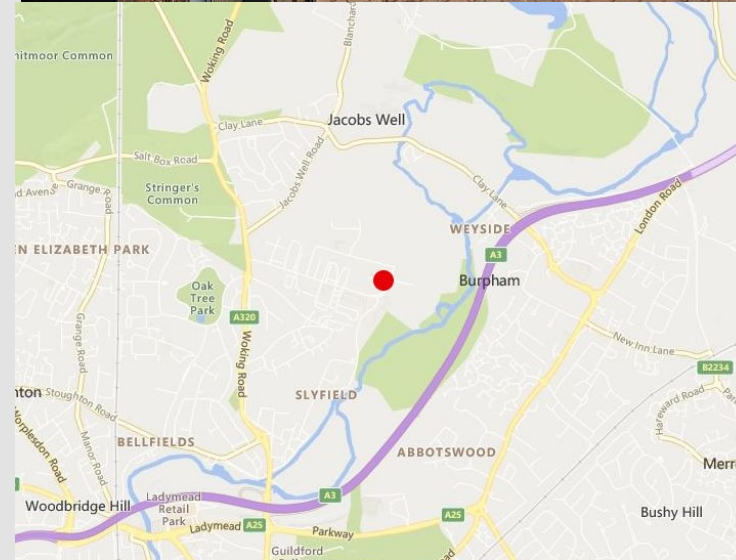
BUSINESS RATES

According to the VO website the rateable value is £43,500. The current UBR is 51.2p in the £ (2021/22).

TERMS

The property is available on a new full repairing and insuring lease.

EPC Category E (123). However please note this will be re-assessed on completion of the refurbishment.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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