

CATHEDRAL HILL INDUSTRIAL ESTATE

WAREHOUSE / TRADE
UNITS TO LET
5,424 & 5,483 SQ FT

GUILDFORD GU2 7YB





CATHEDRAL HILL INDUSTRIAL ESTATE

**Prominently positioned
trade warehouse units within
a significantly refurbished /
enhanced estate.**

The Cathedral Hill Industrial Estate is currently being refurbished and provides modern accommodation to include new roof coverings and cladding in addition to the enhanced external estate areas.



CGI for indicative purposes only.

SPECIFICATION



EPC
Grade A



Target
BREEAM
'Excellent'



Loading
door



Eaves
height 6m
approx.



Yard/
parking area
to front



EV
Charging
Points



Offices at
1st floor
(c10%)



Two pedestrian
entrances



Potential
trade
counter use



A3
immediately
adjacent



PV panels &
Tesla battery
storage



Secure
cycle
storage



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ACCOMMODATION

- | | | | |
|----|--------------------------|----|-------------------------------------|
| 1A | Halfords Autocentre | 2A | Nationwide Crash Repair Centres Ltd |
| 1B | Angling Direct PLC | 2B | Euro Car Parts Ltd |
| 1C | Available | 2C | Porsche Retail Group Ltd |
| 1D | The University of Surrey | 3A | Screwfix |
| 1E | Topps Tiles | 3B | DJO UK Ltd |
| 1F | Available | | |
| 1G | Graham Plumbers Merchant | | |
| 1H | Motormech Guildford Ltd | | |

AVAILABLE ACCOMMODATION

Block	Unit	Sq M	Sq Ft
1	C	503.9	5,424
1	F	509.4	5,483

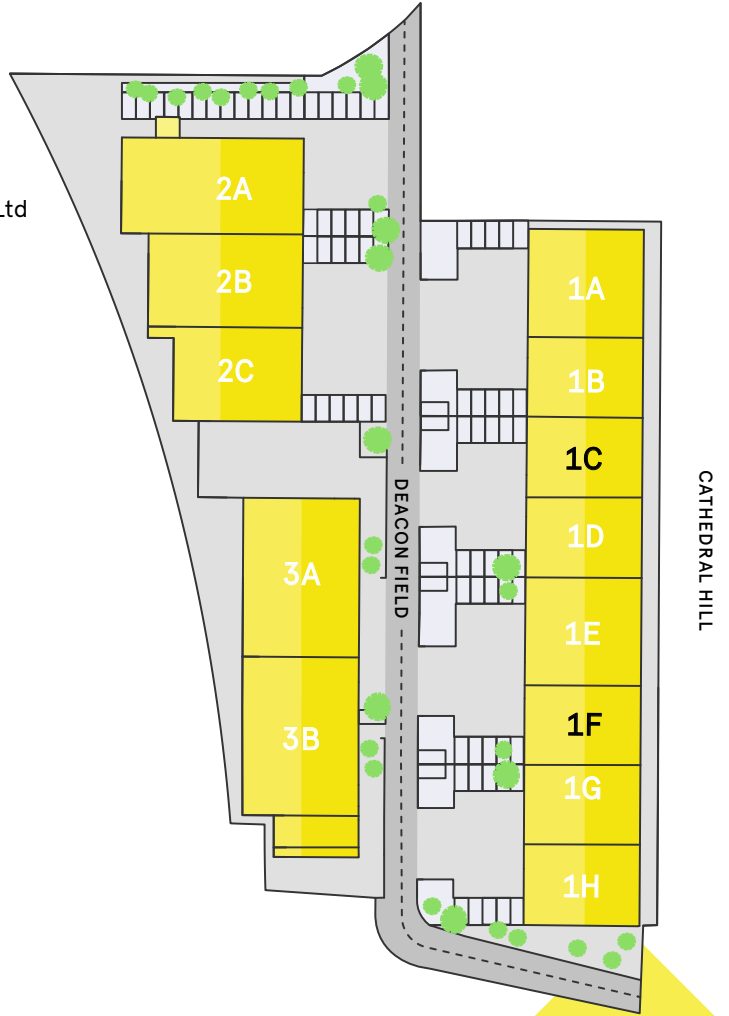
Graham
The Plumbers' Merchant

euro
CAR PARTS

halfords
autocentre

SCREWFIX

Topps Tiles



Floor areas are approximate only and may be subject to change.

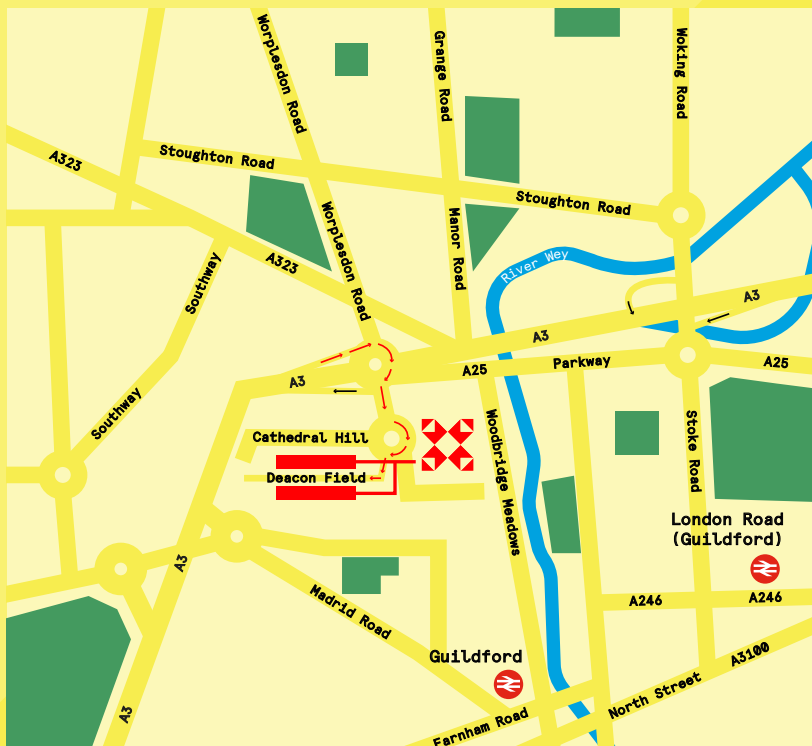
Site plan not to scale. For indicative purposes only.



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Cathedral Hill Industrial Estate is situated to the north of Guildford Town Centre, within close proximity to the A3 dual carriageway.

The area is very well connected, with easy access to both the A3 and the M25. Guildford Station provides a regular train service to London Waterloo.



CONNECTIONS



13
mins

**M25 London
Orbital via A3**



20
mins

**Guildford
Station**



25
mins

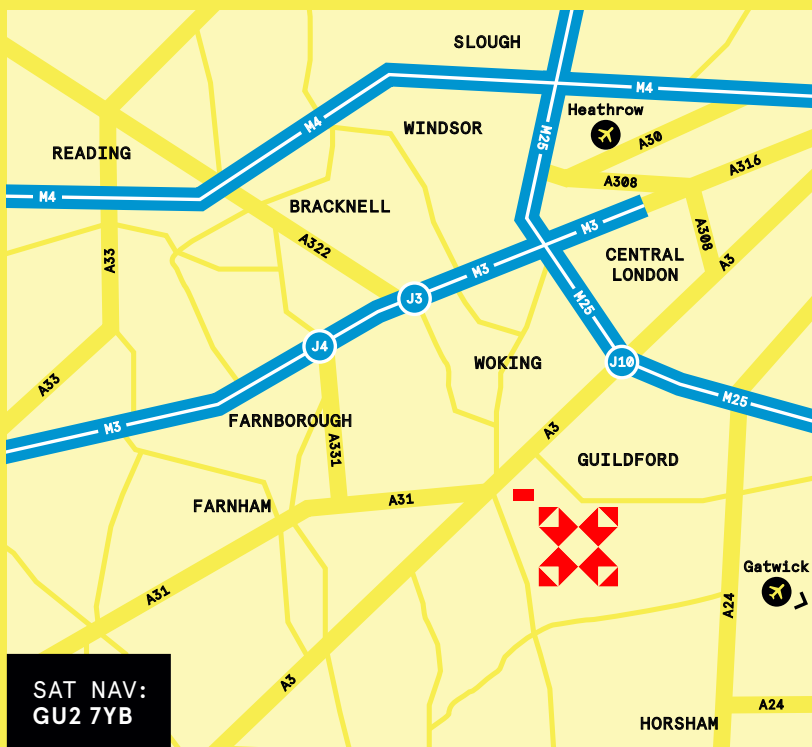
**Heathrow
Airport**
(RailAir link bus)



35*
mins

**London
Waterloo**

* Journey time taken from Guildford Station.



CATHEDRALHILL.CO.UK

VIEWING

Strictly through joint sole letting agents:

TERMS

Upon application.

Luke Mort
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07591 384 236

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07739 973 929

**Lambert
Smith
Hampton**

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**Hurst
Warne**
01483 388800



investment
management

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