



Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

Rare Freehold Opportunity,
First Time on the Market
49,517 sq. ft (4,600 sq. m)

2 Astolat Way, Peasmash, Guildford, Surrey GU3 1NE

DESCRIPTION

WAREHOUSE

Comprises a warehouse totalling approximately 31,722 sq ft. The property was constructed in 2008, benefitting from a steel portal frame construction, concrete flooring and composite aluminium clad elevations.

The warehouse benefits from the following specification:

- Secure, self-contained warehouse
- 3 dock loading bays and dedicated loading bay
- Two roller shutter doors to the rear under a covered area for smaller vans, internal height of 5.1m
- Main warehouse has clear internal eaves height of approximately 9 metres rising to 10.6m
- Warehouse manager office
- Sodium Lighting
- Warm air Heating to warehouse
- Toilets male & female
- Three phase power supply
- Link Bridge connecting the office and warehouse space
- Sprinkler system internally

OFFICE

Attractive modern office and showroom building constructed in 2008. The property which totals 17,795 sq ft comprises ground and two upper floors of accommodation. The 5,900 sq ft floor plates offer light, well configured space which is easily sub-divided to optimise flexibility.

The ground floor is laid out as reception, showroom, various meeting rooms, kitchen break out area and toilets. The upper floors are open plan offices with some cellular offices.

The impressive entrance hall behind stunning full height glazing leads to a central core with feature staircase and passenger lift.

Office Specification :

- Four pipe fan coil air Conditioning
- LED Lighting
- Full access raised floors
- Metal tile suspended ceiling
- Large reception and feature staircase
- Shower and changing facilities, meeting rooms, internal and external break out space.

The property benefits from 76 surface level car spaces.



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.

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LOCATION

The affluent town of Guildford is the principal centre for Surrey and one of the UK's premier commercial centres outside of the M25. The town is the home of the University of Surrey, one of Guildford's largest employers, and is located approximately 33 miles southwest of London and enjoys excellent road access with dual carriageways access via the A3 to the M25, just an 8-mile drive away. Guildford benefits from direct rail services into London Waterloo with a journey time of approximately 40 minutes. Heathrow and Gatwick Airports are within a 25-minute drive time. Guildford has the largest population within Surrey with a primary catchment population of approximately 507,000.

SITUATION

The property is easily accessible located just 2.5 miles South of Guildford Town Centre accessed directly off the A3100 (Old Portsmouth Road). The property sits among an established commercial area comprising several well-known brands including Skoda, Harley Davidson, Volkswagen, Shell and Howdens. The surrounds area comprises a mix of industrial, trade counter, residential and care home uses.

THE SITE

The site is 2.97-acre site and comprises a modern warehouse to the north with a "C" shaped office building to the south together with ample parking and a landscaped area laid to lawn.

ACCOMMODATION / FLOORS AREAS

Unit	Floor	Sq. M	Sq. Ft
Warehouse GIA	Ground	2,947	31,722
Office NIA	Ground	549.58	5,915
	First	551.88	5,940
	Second	551.88	5,940
Total Office NIA		1,653	17,795

SITE

The site provides an area of approximately 2.97 acres (1.20ha), representing a low site cover.

TENURE

The site is to be sold freehold with vacant possession on completion. Part of the warehouse is let on a lease outside the L&T Act 1954, but possession can be obtained. Further details from the agents.



FURTHER INFORMATION

EPC

Office building has a rating of C71 valid until 24th May 2031

Warehouse has a rating of B47 valid until 23rd May 2031

RATEABLE VALUE

£560,000

From 1st April 2026 - £575,000

VAT

We understand the property is VAT elected



LEGAL COSTS

All parties to be responsible for their own legal costs.

VIEWING

By appointment with the sole agent only.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.

PROPOSAL

We have been instructed to seek offers of £8,000,000 (Eight Million Pounds) for our client's freehold interest, subject to contract and exclusion of VAT. A purchase at this price reflects a low capital value of £161.50 psf.

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