



COMPORTE

AVAILABLE FOR LEASE IN APRIL 2027

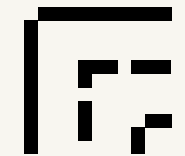


**9,578 SQ. FT. SUPER PRIME RETAIL LEASING OPPORTUNITY
WITHIN A PROMINENT MIXED-USE SITE IN GUILDFORD**

Comporter Guildford offers high-quality specifications with upgrades available to meet all occupier needs.

GROUND FLOOR AREA

9,578 sq. ft



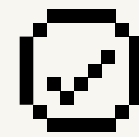
CONSENTED USES

Class E(a), (c)(i)-(iii)
and (g)(i)-(iii)
(Subject to planning;
change of use may be
considered)



RENT

Further details upon
application



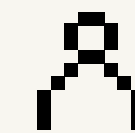
SUPER PRIME

At the busiest
intersection in
Guildford (A322 and
A25)

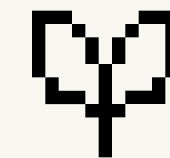


LEASE TERMS

Flexible lease terms
available



BREEAM EXCELLENT



EPC A



NET ZERO CARBON

Expected 85-90%



LOADING FACILITY

Level access loading
doors, with own
loading bay



POWER CAPACITY

70KV_a max.

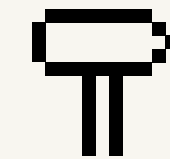


**3.2M CLEAR INTERNAL
CEILING HEIGHT AT
GROUND FLOOR**



SIGNAGE

To be agreed
pre-Agreement for Lease
signing

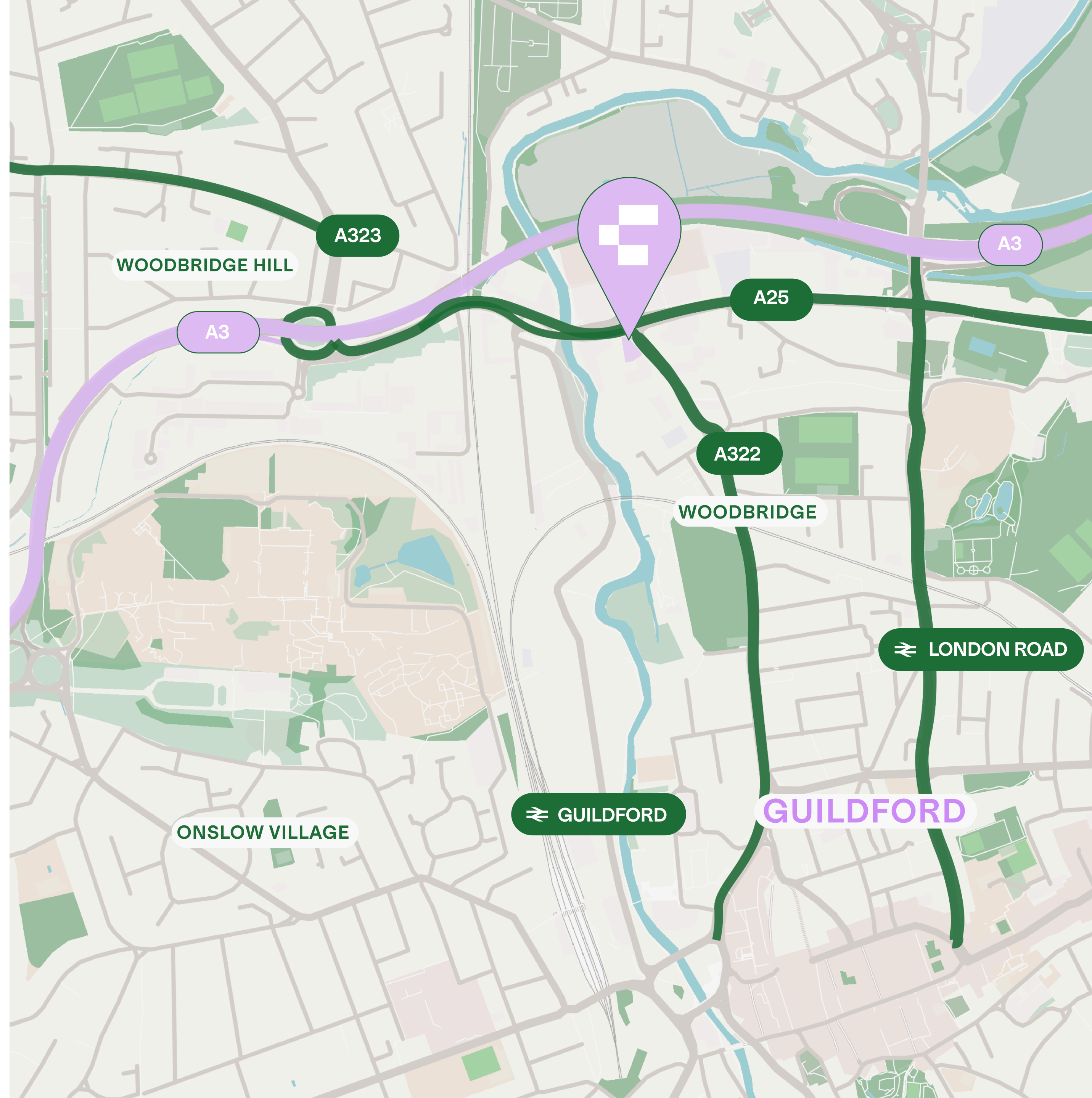
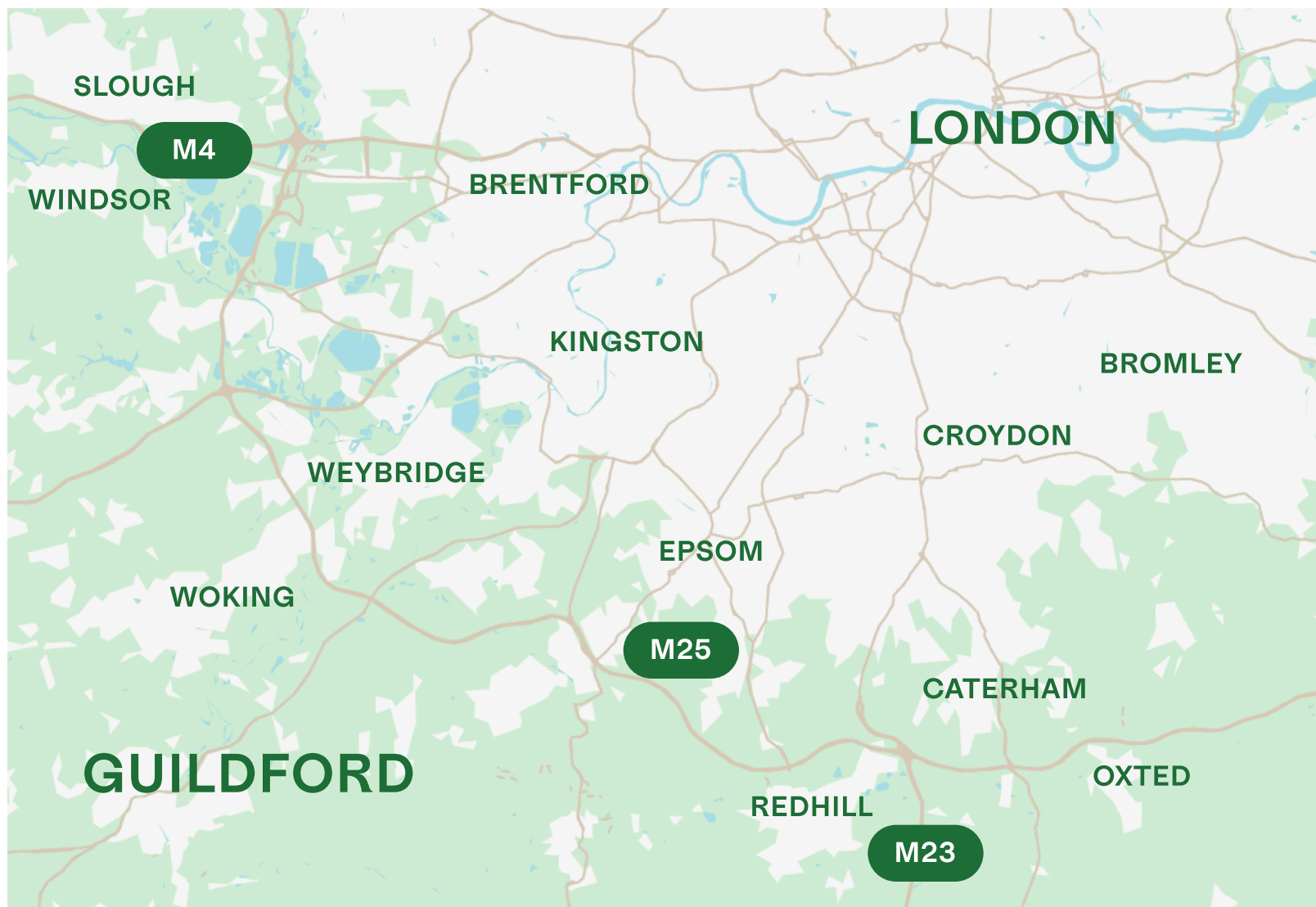


GUILDFORD LOCATION

Strategically positioned within the South East

Guildford benefits from excellent strategic connectivity, sitting immediately adjacent to the A3 - one of the South East's principal arterial routes linking Central London with Portsmouth and the wider motorway network. Additional connectivity is provided via the A25 and A323, key routes connecting Guildford with neighbouring towns across Surrey.

This strong road infrastructure positions Guildford as a well-connected commercial hub serving both the regional and London markets.



GUILDFORD LOCATION

The 1.25-acre site is located in the county of Surrey, situated 1 mile to the north of Guildford town centre.

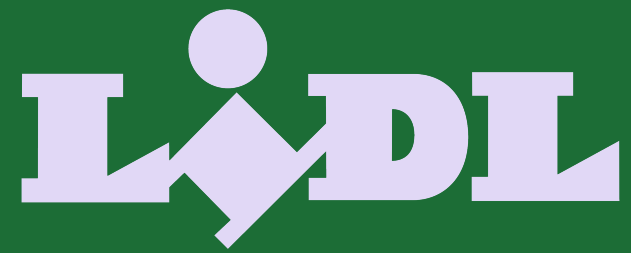
The site is located at the highly visible intersection of the A322 and A25, the main roads connecting Guildford Town Centre to both junctions 6 and 7 of the A3.

It sits directly opposite the popular Ladymead Retail Park, home to retailers such as M&S, Halfords, Currys, Next, Furniture Village, Sports Direct, Burger King, and Costa. Other occupiers in close proximity include a Wickes builders' merchant, Jaguar Land Rover showroom, B&Q, Lidl, and various other leading retail and industrial occupiers. The area the site sits within is primarily made up of retail, leisure, industrial and car showroom uses within the Strategic Employment Zone, demonstrating the strength, rarity of our location for retail and leisure uses and its importance for commercial activity in Guildford.

Given that the primary public-facing façades are to the north and east, the Scheme will be accessed via Woodbridge Road (A322).



NATIONAL OCCUPIERS



£58.3K

AVERAGE HOUSEHOLD INCOME

12M

VEHICLES PASSING THIS
EXACT JUNCTION EVERY YEAR

1.24M

CATCHMENT POPULATION
WITHIN 30 MINUTES

GUILDFORD'S MOST VISIBLE FRONTAGE



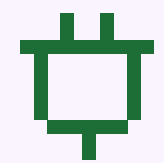
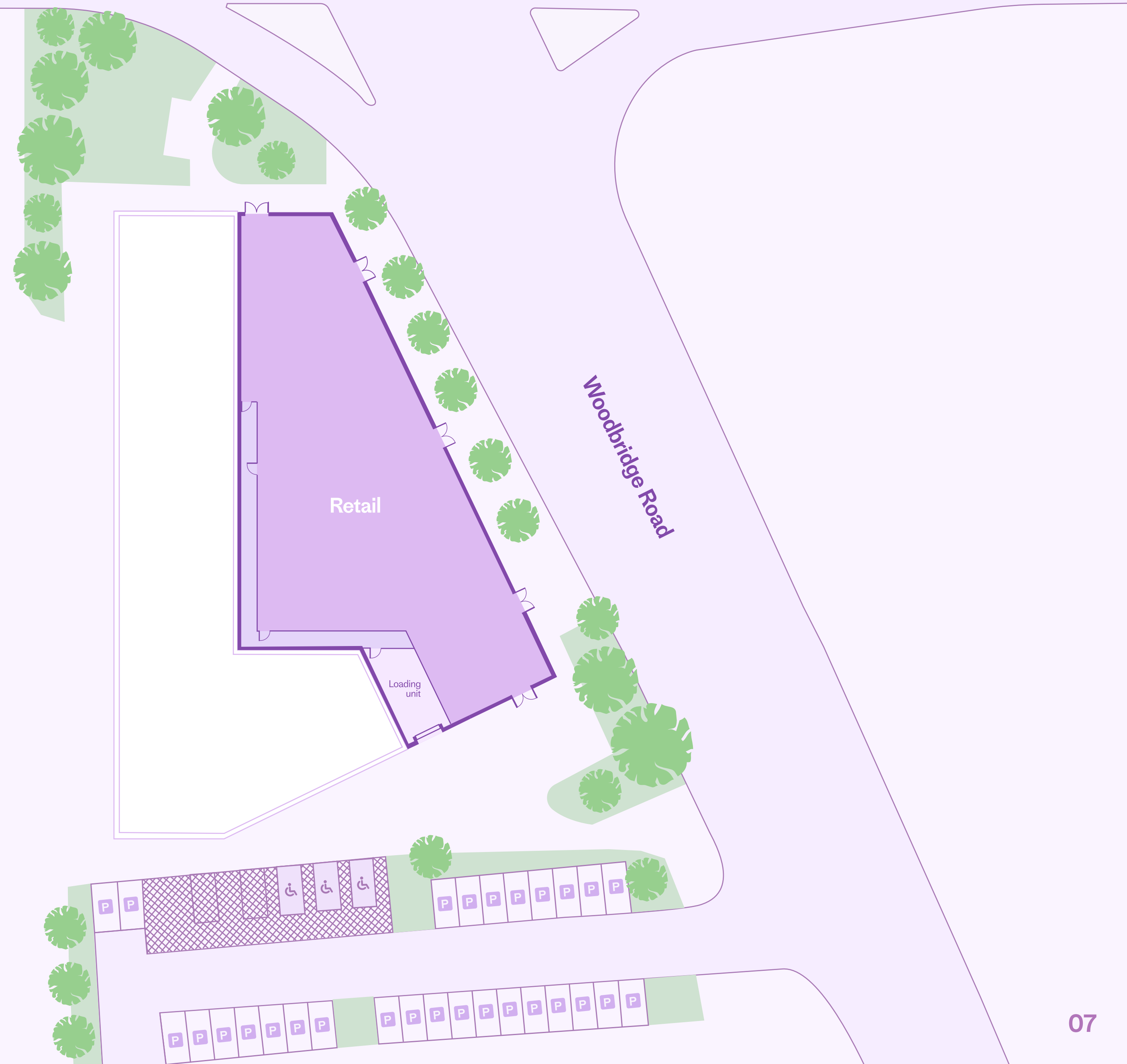
← SELF STORAGE
← OFFICES

GUILDFORD FLOORPLAN LAYOUT

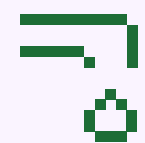
A25

GROUND FLOOR 9578 SQ FT. 3.2M CEILING HEIGHT AVAILABLE

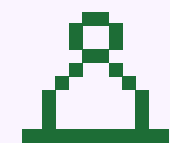
- DELIVERED AS OPEN, SHELL-AND-CORE.
- OWN STREET ENTRANCES
- ROLLER SHUTTER
- EPC A
- UNLOADING/LOADING FACILITIES
- 31 SHARED PARKING SPACES ACROSS THE WHOLE SITE.



ELECTRIC VEHICLE
CHARGING POINTS



UTILITY CONNECTION
POINTS



FLOOR LOADING
30 kN/M2

FOR LETTING INQUIRIES



TIM HORNOR
07703 296668
TIM@ESHPCOM

HENRY PHIPPS
07393 019774
HENRY@ESHPCOM



ADAM FENNEY
07983 204530
ADAM@OWENISHERWOOD.COM

ALEX BELLION
07971 756 068
ALEX@OWENISHERWOOD.COM

