Owen Isherwood
CHARTERED SURVEYORS

1H-1K Merrow Business Park, Guildford, GU4 7WA

FOR SALE | 1,615 TO 3,682 SQ FT (150.04 TO 342.07 SQ M)

Freehold commercial investment within a busy edge of town business park.

- Tenant in situ within both buildings.
- Light industrial, storage and office use potential.
- Ample parking included close to the premises.
- Desirable location for commercial tenants.
- Within close distance of local supermarkets.
- Bus links to the centre of town nearby.

Location

Merrow business park is situated on the outskirts of Guildford along Merrow Lane, which connects northwards towards the A3 motorway between London and Portsmouth. The premises also benefit from being close by to two large supermarkets within Burpham which are within walking distance.

Description

Two Freehold commercial premises of brick and slate build in the centre of an active and in-demand business park. Internally both premises are of a similar layout, having WC units over both the first and second floors, open commercial space over both floors and windows facing out on to the courtyard at the front on the ground floor, and the front and rear on the first floor. Internally the tenant has fitted a number of partition walls which are removable and can be cleared to suit a new tenants needs.
Currently let at a combined income of £57,900pa.

Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - 1H	1,615	150.04	£26,400 /annum	Available
Unit - 1K	2,067	192.03	£31,500 /annum	Available
Total	**3,682**	**342.07**		

Price

Offers in the region of £870,000 . May be sold as a whole or as two separate units.

EPC

C (72)

Tenure

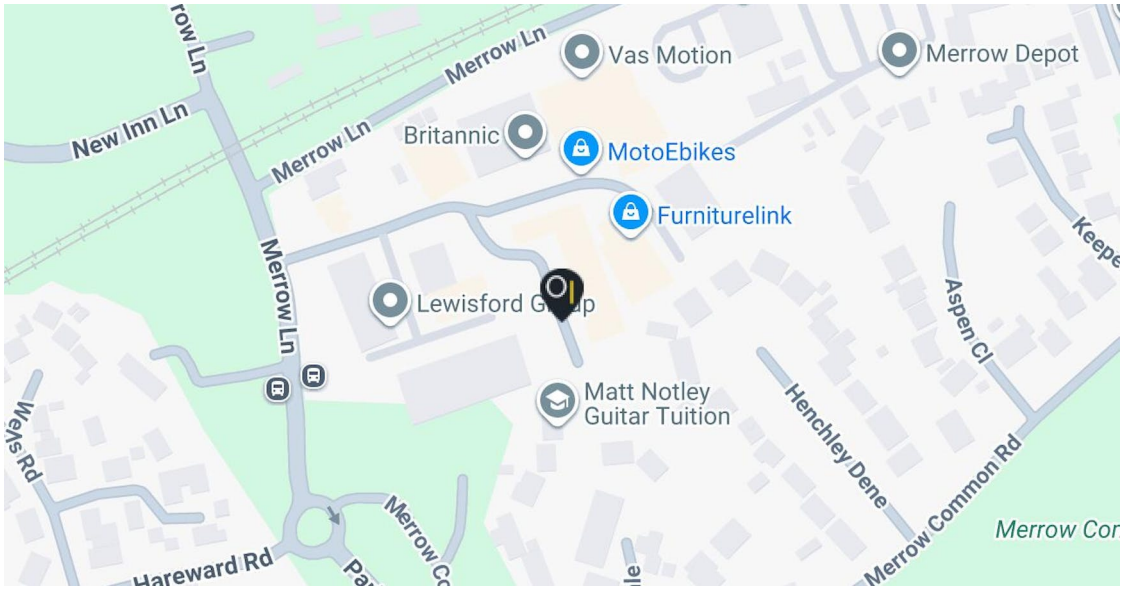
Both units are let on three year leases from 01 January 2025 till 31 December 2028, with a break date on the 01 January 2027.

Business Rates

1H - rateable value: £39,250, rates payable: £19,603.75
1K - rateable value: £29,500, rates payable: £14,715.50
Total: £33,810/annum for the 2 buildings.

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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