



Owen
Isherwood
CHARTERED SURVEYORS

7 Westfield Road, Slyfield, Guildford, GU1 1RR

TO LET | 8,340 SQ FT (774.81 SQ M)

Preliminary Particulars

Location

The property is situated on the well established Slyfield Industrial Estate, Guildford. The main A3 London to Portsmouth trunk road is approximately 1 mile distant and provides access to the M25 (junction 10) and the national motorway network beyond.

Description

7 Westfield Road comprises a modern unit set in its own secure site. The accommodation has full height warehousing to the majority of the building with offices at first floor level under which there is a lower height despatch area. A mezzanine has been installed to the rear of the unit.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	5,091	472.97
1st - Office	1,991	184.97
Mezzanine	1,258	116.87
Total	8,340	774.81

Terms

New Lease

Rent

£110,000 per annum

EPC

D (95)

Terms

The unit is available on a new full repairing and insuring lease for a term by arrangement.

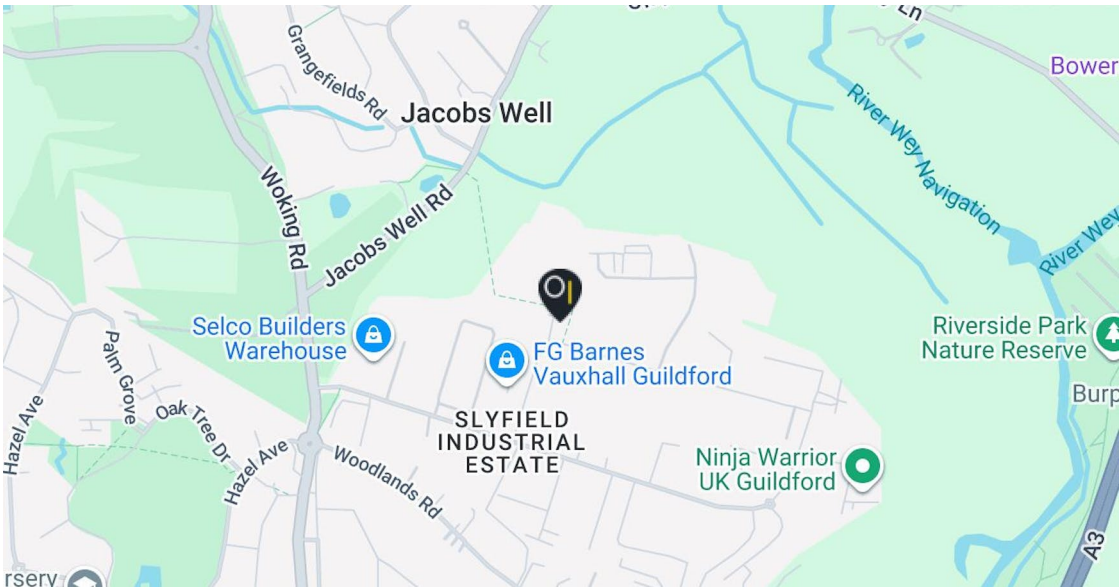
Rates

Rateable value: £69,000

Rates payable therefore approx £33000 for the current rate year ended 2027.

Legal costs

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



Contact

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