



## Detached industrial/warehouse building with gated access & large private car park.

- Detached Building with Circa 28 Parking Spaces & Loading
- Ideal for Trade Counter users and similar
- Large Rear Gated Car Park with 4 Electric Car Charging Points
- Gas Heating
- 3 Phase Power
- Height 8 metres to Eaves (approximately)
- Two Full Sized Loading Doors
- Ancillary Offices



## Location

The property is situated on the Midleton Industrial Estate to the North of Guildford town centre close to the A3 Wooden Bridge interchange. The A3 provides a dual carriageway link to the M25 at Junction 10, around 9 miles to the North of the town. Midleton Industrial Estate has and still is the subject of major investment to provide modern day industrial/warehouse buildings set within a convenient location close to the A3 interchanges.

## Description

Unit 11 was constructed just over 5 years ago, and provides excellent height modern warehousing and/or trade counter use. The building is highly functional, with 2 full height electrically operated loading doors, internal office pods, heated and LED lit accommodation, customer parking to the front consisting room for 6 vehicles, and a private and gated car park to the rear for around 22 vehicles including 4 electric car points.

## Accommodation

Name	Building Type	sq ft	sq m	Availability
Unit	Industrial	8,816	819.03	Available
1st	Office	523	48.59	Available
<b>Total</b>		<b>9,339</b>	<b>867.62</b>	

## Terms

New Lease

## Rent

On Application

## Rates & Charges

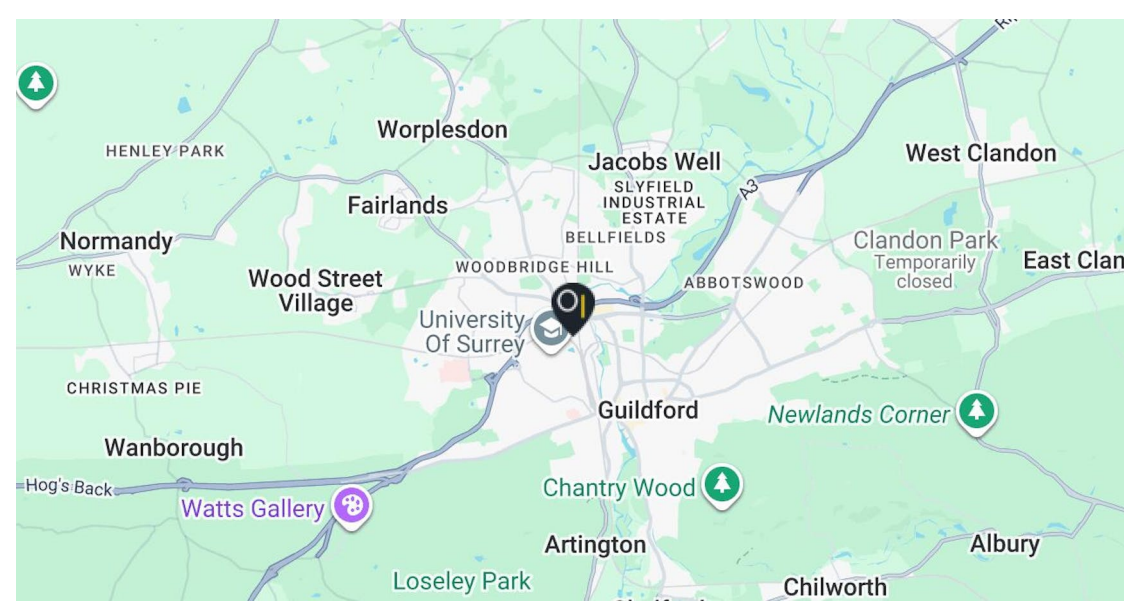
We understand that the property is currently rated as 2 properties at the moment each building having a Rateable Value is £75,500, so a combined rateable value of £151,000 giving with rates payable for 2026/2027 of approximately £72,480, although there could be transitional relief provided, so we advise interested parties to verify this information with Guildford Borough Council on 01483 505050.

## EPC

11A - A(16) / 11B - A(17)

## Terms

The premises are currently let to our clients Marldon Ltd, however, the property landlord Guildford Borough Council have confirmed their willingness to grant a



## Contact

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### Joint Agent

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