



# To Let

## TO BE REFURBISHED - INDUSTRIAL/WAREHOUSE UNIT

- To be refurbished - Target EPC B or better
- Established Industrial Estate
- Eaves height 5 m.
- Full height metal roller shutter door
- 3-phase power
- First floor offices

### Unit 9

The Pines Business Park, Broad Street, Guildford, GU3 3BH

---

**2,661 sq ft**

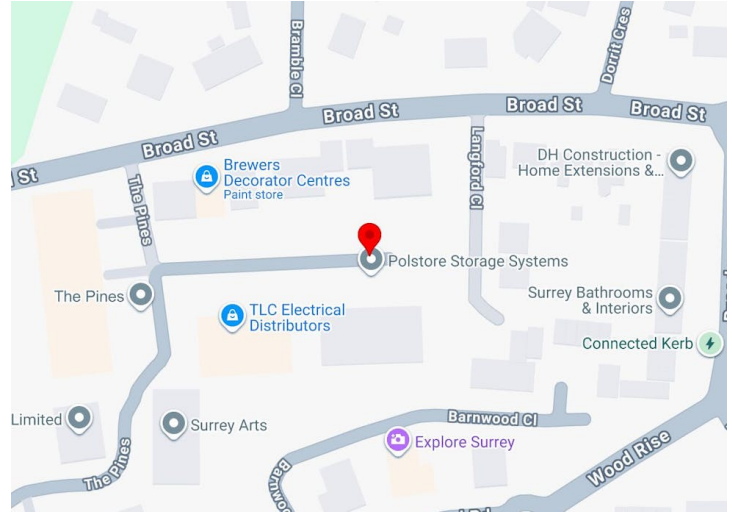
247.21 sq m

---

**Reference: #34413**

# Unit 9

The Pines Business Park, Broad Street, Guildford, GU3 3BH



## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 2,661 sq ft / 247.21 sq m |
| Rent           | Rent on application       |
| Rates Payable  | £24,420 per annum         |
| Service Charge | TBC                       |
| EPC            | C (62)                    |

## Location

The Pines Business Park is an established business location to the north-west of Guildford. Occupiers on the estate include City Electrical Factors, Leyland Paints, Plumb Centre, Auto Windscreens and Speedy Hire.

The property can be accessed directly from Guildford via the A323 Aldershot Road, providing access to London via the A3 and ultimately the M25 (J10) and the national motorway network.

## Specification

Unit 9 is located in the middle of the Estate and is a mid-terraced industrial/warehouse unit of brick/block work construction under a metal clad roof, currently undergoing a substantial refurbishment.

The office accommodation is located to the front elevation of the property. Images shown are an example of the proposed refurbishment.

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

## Accommodation

| Name                      | sq ft | sq m   | Availability |
|---------------------------|-------|--------|--------------|
| Ground - Warehouse/Office | 2,065 | 191.84 | Available    |
| 1st - 1st Floor Offices   | 435   | 40.41  | Available    |

## Legal Costs

Each party to pay their own legal fees in relation to any transaction.

## Viewings

Viewings are strictly by appointment only. Please contact the letting agents for further information.

## Oliver Hockley

07704 687459

Oliver.Hockley@jll.com

## Harry Tanner

07707 863738

Harry.Tanner@jll.com

## David Bowen (Curchod & Co)

01276 682501 | 07836 544565

## Richard Newsam (Curchod & Co)

01483 730060 | 07554 455920

