

TO LET

INDUSTRIAL/WAREHOUSE UNIT
8 THE PINES BUSINESS PARK
BROAD STREET, GUILDFORD, SURREY, GU3



2,980 SQ FT (277 SQ M)

THE OPPORTUNITY

- A MODERN END OF TERRACE HIGH OFFICE CONTENT UNIT ON AN ESTABLISHED AND POPULAR BUSINESS PARK
- FIRST FLOOR AND MEZZANINE FLOOR OFFICES TOTTALLING 911 SQ FT (84.6 SQ M)
- LOCATED ON OUTSKIRTS OF GUILDFORD OFF A323 ALDERSHOT ROAD
- ACCESS TO LONDON VIA A3 AND NATIONAL MOTORWAY NETWORK AT M25 (JUNCTION 10)
- GUILDFORD MAINLINE STATION TO LONDON WATERLOO ONLY 35 MINUTES

owned by
EQUITON
www.brixton.plc.uk

FLEXIBLE PROPERTY SOLUTIONS

managed by
B-SERV
www.b-serv.ltd.uk

**8 THE PINES BUSINESS PARK
BROAD STREET, GUILDFORD, SURREY, GU3 3BH**

DESCRIPTION

The unit comprises a modern, end of terrace industrial/warehouse building on The Pines Business Park. The unit is constructed of steel portal frame with concrete floors, facing brickwork/blockwork and insulated profile steel cladding, with offices arranged over two floors. Externally there are 5 parking spaces.

THE BENEFITS

- Full height metal roller shutter loading door
- Eaves height 6 metres (19 ft 6 ins)
- 3 phase power
- Gas fired, warm air heating in warehouse
- Additional mezzanine offices
- Occupiers benefit from Brixton plc's 24 / 7 customer service subsidiary B-Serv and the Workplace Support maintenance and repairs division

TERMS

New full repairing and insuring lease available.

RENT

On application.

RATES

Prospective tenants are advised to make their own enquiries to Guildford Borough Council (Tel: 01483 505050) to verify the current rates payable.

SERVICE CHARGE

2006 Service Charge budget - £0.89 per sq ft +VAT.

LEGAL COSTS

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

ACCOMMODATION (GEA)

Warehouse	2,069 sq ft	192.24 sq m
First Floor Offices	449 sq ft	41.71 sq m
Mezzanine	462 sq ft	42.92 sq m
Total	2,980 sq ft	276.87 sq m

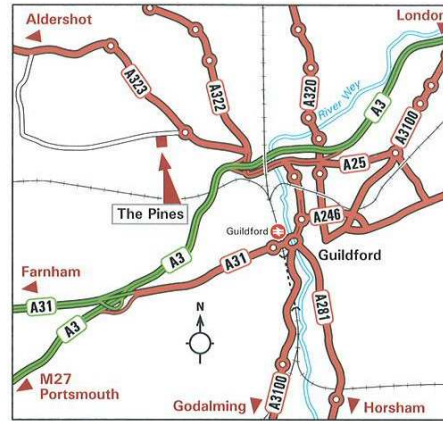
For further information contact our Leasing Centre on

0800 587 587 2

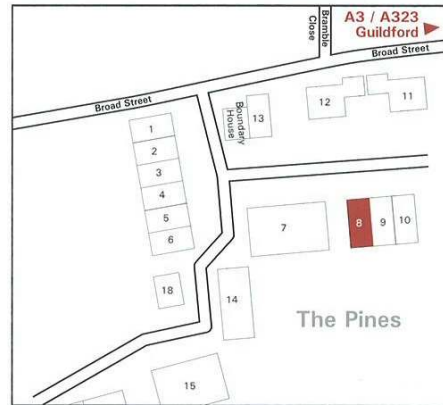
or our agents



01483 572999



LOCATION MAP



SITE MAP

EQUITON

www.brixton.plc.uk

The Pines Business Park is owned by Equiton Industrial Partnership. Equiton is a joint venture between Brixton, Prudential and Equitable Life.

B-SERV

www.b-serv.ltd.uk

B-Serv is a wholly owned subsidiary of Brixton plc. It manages property for Brixton plc and its joint venture funds, Equiton and Heathrow Big Box. Occupiers of B-Serv managed property benefit from an efficient working environment and can access B-Serv's range of workplace support services.

flexible property solutions

Equiton adopts a flexible approach to property leasing. It supports the code of practice for commercial leases and works with its customer services and asset management company, B-Serv, to provide occupiers with property solutions which meet their business needs.

Property Misdescriptions Act 1967: The particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Interested purchasers must verify themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all registrations are conducted through Kingsons. November 2006.