

INDUSTRIAL UNIT WITH LARGE YARD

TO LET

Kingstons

Commercial Property Consultants

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www.kingstons.net



UNIT 3 RIVERWAY INDUSTRIAL ESTATE, PEASMARSH, GUILDFORD GU3 1LZ

- **A3 approximately 3.1 miles**
 - **Eaves height of 13 ft**
 - **2 loading doors**
 - **Car parking**
- **Secure self-contained yard included (5,250 sq ft)**

8,465 sq ft (786.40 sq m)

*Kingstons is the trading name of Kingstons (Guildford) Limited
Registered in England and Wales No. 6204957 at
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU
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Location

The Riverway Industrial Estate is approximately 2.5 miles south of Guildford town centre on the A3100 Guildford to Godalming road. The A3 is reached by the B3000 through Compton (3 miles), avoiding Guildford town centre. The A3 provides access to the M25 at Junction 10, approximately 11 miles to the north of Guildford. The nearest railway station is Guildford which provides fast services to London Waterloo (approx. 30 mins).

Description

The unit is an industrial property of steel frame construction beneath a pitched corrugated roof. The unit has an eaves height of approx. 13 ft and benefits from two loading doors and a self-contained secure yard. Please visit: www.riverwaypeasmarsh.co.uk for more information on the Riverway Industrial Estate.

Accommodation

The property provides the following gross internal floor area:

Industrial/office/ancillary 8,465 sq ft (786.4 sq m)

Rent

We are quoting a rent of **£70,000 per annum exclusive**.

Terms

The unit is currently let to Thrifty Car & Van hire but is available on a new lease direct from the Landlord on terms to be agreed.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for Rateable purposes as follows:
RV £40,750 UBR 2020/2021 51.2p in the £.

(Interested parties are advised to make enquiries with the Local Authority)

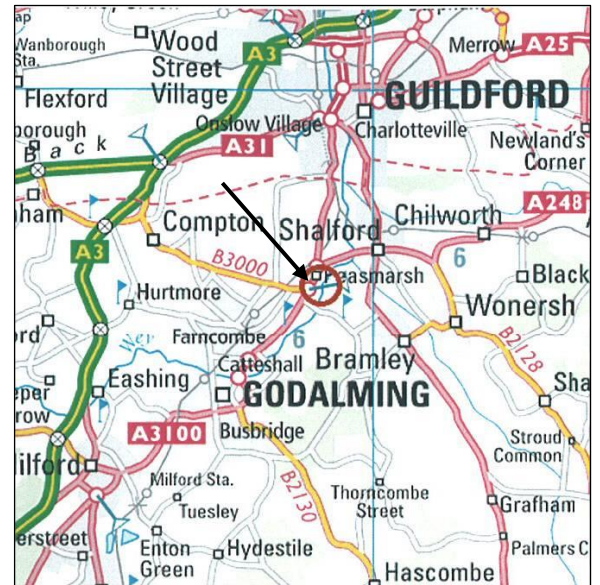
Legal Costs

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

Energy Performance Certificate

The property has an Energy Performance Certificate Rating of C60, a copy is available on request.

Location Map



Site Layout Plan

Viewing & further information

Strictly by prior appointment with sole letting agents:



Peter Bellion
07905 419795
peter@kingstons.net

Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.

Services – The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.