

# Kingstons

Commercial Property Consultants  
Telephone (01483) 572999

## INDUSTRIAL WAREHOUSE with parking

3,618 sq ft (336.12 sq m) NIA

**TO LET**



**17 THE PINES, BROAD STREET, GUILDFORD, SURREY GU3 3BH**

- Full height metal roller shutter door
- Eaves height 6.25m
- 3-phase power
- Gas fired warm air heating in warehouse
- 11 car parking spaces

*Kingstons is the trading name of Kingstons (Guildford) Limited Registered in England and Wales No. 6204957 at The Annexe, Saxon House, 28 Castle Street, Guildford, Surrey GU1 3UW Tel: 01483 572999 Fax: 01483 510499*

*Website: [www.kingstons.net](http://www.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.

## LOCATION

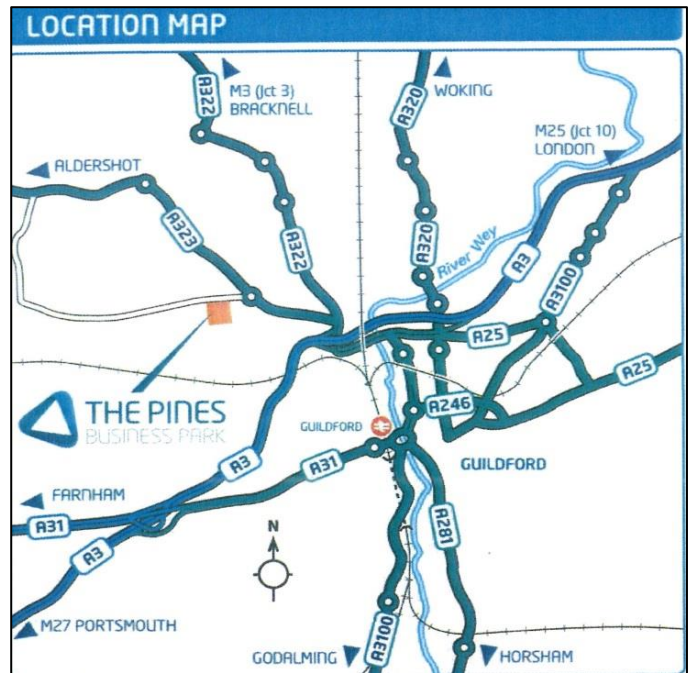
The property is located on the established Pines Business Park on the outskirts of Guildford. Other occupiers on the Park include The Plumb Centre, Speedy Hire, Maui Jim, Cane Adam, Parts Centre, TLC, City Electrical and Johnston's.

The property can be accessed directly from Guildford via the A323 Aldershot Road and is close to the A3 junction at Cathedral Hill, which in turn leads to the M25 at J10.

## DESCRIPTION

The unit comprises a detached industrial/warehouse building of steel portal frame and brick/block construction with steel profile cladding to the roof.

The office accommodation is located at first floor.



## ACCOMMODATION

Measured on a gross internal basis and in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), we quote the following floor areas:

Warehouse	2,200 sq ft	204.4 sq m
Offices at 1 <sup>st</sup> floor	746 sq ft	69.35 sq m
Mezzanine storage	672 sq ft	62.48 sq m
<b>Total</b>	<b>3,618 sq ft</b>	<b>336.26 sq m</b>

The property has an Energy Performance Certificate Rating of D87.



## LEASE TERMS & RENT

The offices are available on new lease terms to be agreed. We are quoting a rent of **£40,000 per annum exclusive**.

## RATES

According to the Valuation Office website the Rateable Value is £34,500 described as Warehouse & Premises. A Business Rate of 48.0p in the £ will apply. (Payable: £16,560 / £4.58 per sq ft)

## LEGAL COSTS

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

**VIEWING: Strictly by appointment through sole letting agents:**

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