

**INDUSTRIAL
WAREHOUSE UNIT
with offices**

TO LET

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



UNIT 4 RIVERWAY INDUSTRIAL ESTATE, PEASMARSH, GUILDFORD GU3 1LZ

11,727 sq ft (1,089.49 sq m) GIA

- | | |
|---|---|
| <ul style="list-style-type: none">➤ Eaves height of 5.4m➤ Steel portal frame➤ Single loading door to the rear | <ul style="list-style-type: none">➤ Open plan offices totalling 3,138 sq ft➤ 8 car parking spaces➤ 2 lorry spaces |
|---|---|

*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
www.kingstons.net*

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. 34 mins).

Description

An industrial warehouse building with steel portal frames and inset translucent roof lights. The warehouse has a solid concrete floor and an eaves height to underside of haunch of 5.4 metres. The offices are open plan, with suspended ceilings, inset lighting, carpet tiled flooring, double glazed windows and grid trunking system. The offices are centrally heated via panel radiators.

Accommodation

The property has been measured on a gross internal area basis as follows:

Ground floor warehouse	8,589 sq ft	797.92 sq m
Ground floor office	625 sq ft	58.05 sq m
Total	9.214 sq ft	855.97 sq m
1 st floor office		
Total	2,513 sq ft	233.52 sq m
	11,727 sq ft	1,089.49 sq m

Rent

Upon application.

Terms

The unit is available on new lease terms to be agreed.

Rates

We have been verbally informed by the Local Authority that the premises are assessed as follows:

RV £78,000 UBR 2021/2022 is 51.2p in the £.

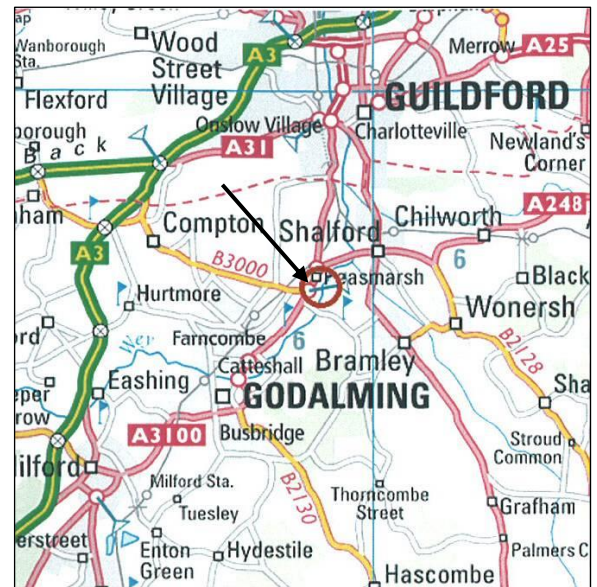
Legal Costs

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

Energy Performance Certificate

The property has an Energy Performance Certificate Rating of B30, a copy is available on request.

Location Map



Site Layout Plan

Viewing & further information

Strictly by prior appointment with joint letting agents:



Peter Bellion
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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.