

**INDUSTRIAL / WAREHOUSE
UNIT**

TO LET



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**11, MIDLETON INDUSTRIAL ESTATE ROAD,
GUILDFORD, GU2 8YA**

2,735 sq ft (254.09 sq m)

Two roller shutter doors

Ample parking

Close to A3 northbound and southbound

New lease



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The property is situated at the top end of Middleton Industrial Estate which is off Ladymead on the outskirts of Guildford. It is only a short distance from access to the A3 northbound and southbound.

Description

The premises comprise a storage/workshop unit with 2 manually operated loading doors and an eaves height of 4.38 m. The building is of steel portal frame construction giving good clear working space.

Accommodation

The approximate gross internal areas are as follows:

Ground floor	163.32 sq m	1,758 sq ft
Mezzanine	90.77 sq m	977 sq ft
Total	254.09 sq m	2,735 sq ft

N.B. There is a lean-to store of 281 sq ft.

Rent

£15,000 per annum inclusive of service/estate charge and buildings insurance.

Lease

A new full repairing and insuring lease to be granted for a term of up to 2 years. The lease to be contracted outside the Landlord and Tenant Act (1954) (SS24 - 28).

Rates

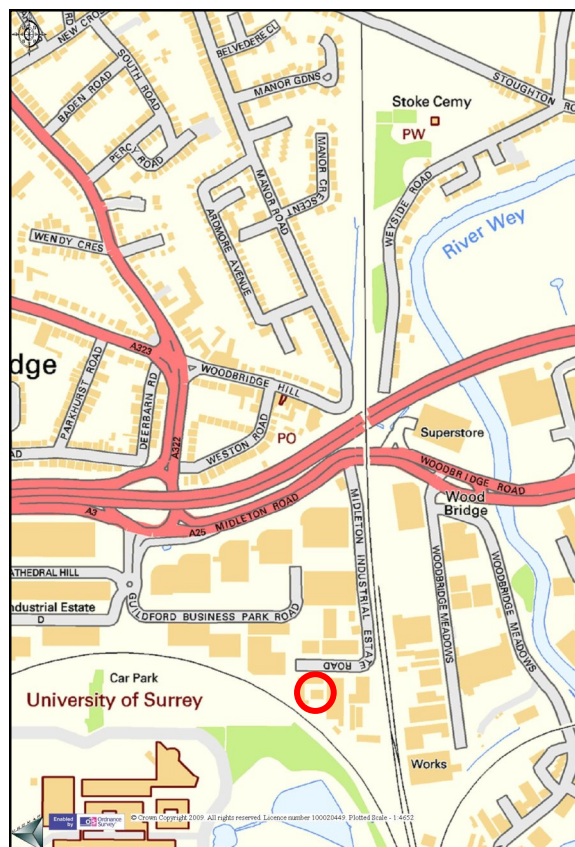
The building has not been separately rated and the tenant will be asked to make a contribution to Business Rates. Details on application.

Legal Costs

The ingoing tenant to bear our client's legal costs incurred in the transaction.

Energy Performance Certificate

Please contact the agent for details.



Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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