

# Kingstons

Commercial Property Consultants  
Telephone (01483) 572999

## TRADE COUNTER / SHOWROOM QUASI RETAIL USE with ample on-site parking

7,249 sq ft (673.45 sq m) GIA

### TO LET



Picture shows similar unit for indicative purpose only

### UNIT 6A & 6B PEW CORNER, OLD PORTSMOUTH ROAD, GUILDFORD, SURREY GU3 1LP

- Suitable for a variety of uses
- Ample on-site car parking
- Adjacent to Artington Park & Ride

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  
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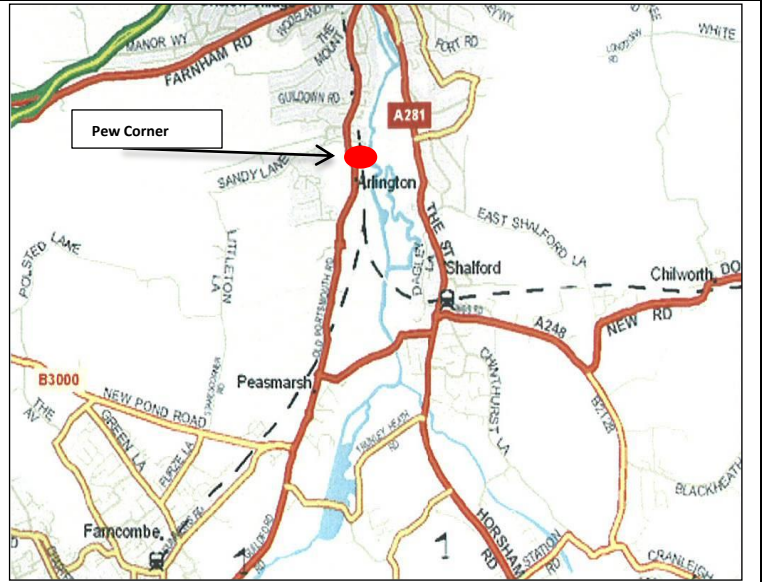
Services – The agents have not carried out tests on the mechanical, electrical or other services affecting the property.

Intending purchasers or lessees must satisfy themselves independently as to the condition.

## LOCATION

Pew Corner is a well-established rural location, adjacent to the Artington Park & Ride site just over a mile from the town centre and abutting the A3100 Guildford to Godalming road.

The A3 is within easy reach, either via Compton or through the town centre, with the M25, Junction 10 a further 7 miles to the north-east. The A3100 Portsmouth Road joins Guildford's gyratory, which in turn is adjacent to the main railway station providing a fast journey time to London Waterloo of 36 minutes.



## DESCRIPTION

The building is suitable for a variety of uses, including warehousing and light industrial, together with potential for elements of showroom and retail.

A good level of car parking is provided on site.



## ACCOMMODATION

Measured on a net internal basis and in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), we quote the following GIA floor area : **Ground Floor 7,249 sq ft 673.45 sq m**

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available on request.

## LEASE TERMS & RENT

The building is available on new lease terms to be agreed. We are quoting a rent of **£89,000 per annum exclusive**.

## RATES

According to the Valuation Office website the property is described as Workshop & Premises with a Rateable Value of £61,250 (*payable £30,196*). The Business Rate of 49.3p in the £ will apply.

## 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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