

INDUSTRIAL/WAREHOUSE UNIT TO LET

Kingstons

Commercial Property
Consultants

01483 572999

www.kingstons.net



UNIT B4 MOORFIELD POINT, SLYFIELD INDUSTRIAL ESTATE GUILDFORD SURREY GU1 1RU

- 6.5 m clear height to underside of haunch
 - 500 lbs per sq ft loading
 - 3-phase power
- Up and over power operated loading door
 - Fully fitted offices at 1st floor
 - 6 allocated car parking spaces

2,928 sq ft (271.97 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
www.kingstons.net*

Location

Moorfield Point is located at the far end of Moorfield Road on the Slyfield Industrial Estate approximately 1 mile from the A3 and 8 miles from the M25 (Junction 10).

Description

Moorfield Point comprises a high specification development of 9 units constructed in 2005 on the Slyfield Industrial Estate. Occupiers on the Estate include a number of trade counter companies including Champion Timber, Screwfix, Herz Valves UK, Bannings and other occupiers NBS Technologies and Care Catering. Directly opposite are Lexus, Ford, BMW, Mini.

Accommodation

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

Ground Floor	2,342 sq ft	217.56 sq m
1 st floor offices	586 sq ft	54.41 sq m
Total	2,928 sq ft	271.97 sq m

Lease Terms & Rent

We are quoting a rent of **£35,500** per annum exclusive.

New lease terms are available on terms to be agreed.

Business Rates

According to the Valuation Office website the Rateable Value is £24,500 described as Warehouse & Premises.

Legal Costs

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

Energy Performance Certificate

The property has an EPC Rating of E119.

Viewing & further information

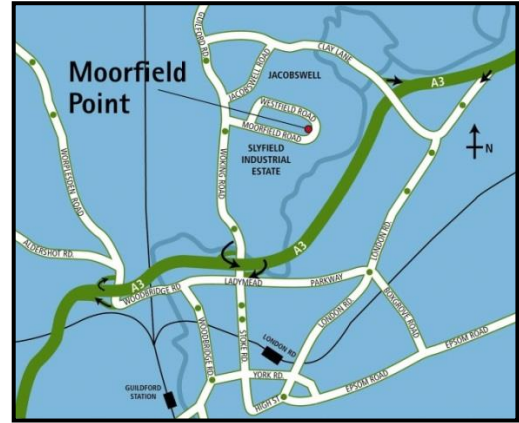
Strictly by appointment with sole letting agents:



Peter Bellion
07905 419795
peter@kingstons.net

Derek Corden
07905 419796
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Location Maps



Aerial photo of Moorfield Point



Warehouse



1st floor office

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.

Aerial Photo of Moorfield Point

