

TO LET

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# UNIT 2, RIVERWAY INDUSTRIAL ESTATE

Old Portsmouth Road, Guildford, GU3 1LZ



## Key Highlights

- 4.8m clear internal height
- Secure 50m wide yard
- Covered loading bay
- High quality estate
- Excellent parking provisions
- 2 surface level loading doors
- 3.1 miles to the A3

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## Description

The Property comprises a substantial warehouse with brick and steel elevations, two offices, kitchen, W/C's and shower room. The offices benefit from double glazing. The unit has two electric surface level covered loading doors leading into the warehouse. Outside, the yard and car park is secured via a steel perimeter fence and substantial double gates.

## Accommodation

FLOOR AREA	SQ FT	SQ M
Warehouse	16,471	1,531
Office/Canteen	1,031	95
<b>Total</b>	<b>17,502</b>	<b>1,626</b>

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## General Specification

- 4.8m clear internal height
- Secure 50m wide yard
- EPC: C 74
- 2,221 sq ft loading canopy
- 2 electric surface level loading doors
- Excellent car parking spaces
- Kitchen and canteen facilities

## Location

Unit 2 is located within the established Riverway Industrial Estate, Guildford which is accessed directly from the Old Portsmouth Road (A3100) and which has excellent links to the A3 to the west and to the south. Guildford, the closest major centre is located 2.5 miles to the north of the property and is an approximate drive time of 15 minutes.

The A3 is within 3.2 miles of the unit and London is located approximately 37 miles to the north east.

Other major occupiers on the Industrial Estate include Harley Davidson, KEW Electrical Distributors and Surrey Coach Hire.

## Travel Distances

LOCATION	MILES	SQ M
Guildford	2.5	15
Farnborough	14	24
Portsmouth	42	48
A3	4	9
A331	8	14
M25 (Junction 10)	14	22
M3(Junction 4)	14	23
Heathrow	25	35
Central London	37	50

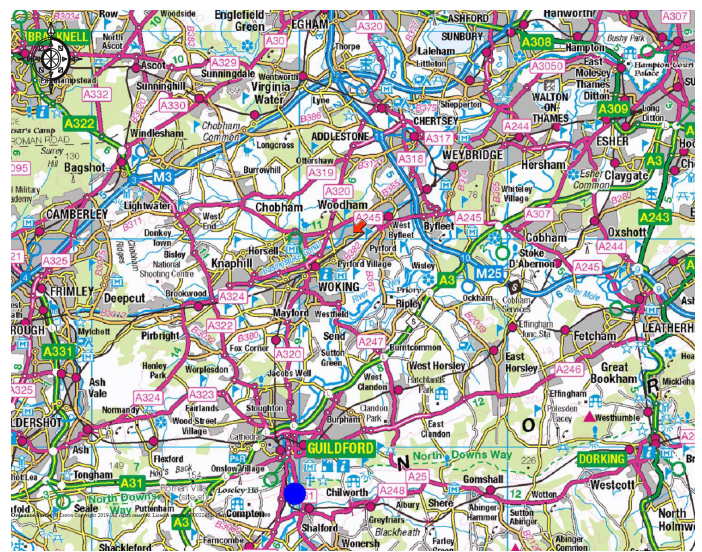
## Terms

Available by way of an assignment or sub-let. Alternatively, a new lease may be available direct from the landlord, subject to contract.

## Contact

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## Rates

The property has a rateable value of £90,727. Prospective tenants are advised to confirm the rates payable with Guildford Borough Council (01483 505050).

## Service Charge

Please contact the agents for further information.

## VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT at the standard rate.

## Viewing

Strictly by appointment with Savills.

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