



The Hub, 2 Thornberry Way, Guildford GU1 1QB

TO LET

Detached Warehouse

**18,656 Sq Ft
(1,733 Sq M)**

DESCRIPTION

Comprising a detached warehouse of steel portal frame construction with profile metal and brick cladding. The warehouse has an eaves height of 9.35 metres and heating/lighting. Loading for the warehouse is via 3 roller shutter access/loading doors with canopies. Office and amenity space are arranged along the front elevation. The property is secured by palisade fencing and gated entry.

- ✔ Secure fenced/gated site
- ✔ 9.35m to eaves
- ✔ Heating and lighting in warehouse
- ✔ 3 power operated loading doors
- ✔ WC facilities and kitchen
- ✔ Additional double floor mezzanine 4,888 sq ft



LOCATION

Slyfield Industrial Estate is located approximately 1.75 miles north of Guildford town centre and 9 miles south west of Junction 10 M25 motorway. The estate is accessed off the A320 which is the main arterial route linking the conurbations of Woking in the north and Guildford in the south. The principal arterial route to the estate from the M25 is via the A3.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground - warehouse	15,547	1,444
Ground - office/amenity	1,289	120
First - concrete shell	1,820	169
Total	18,656	1,733

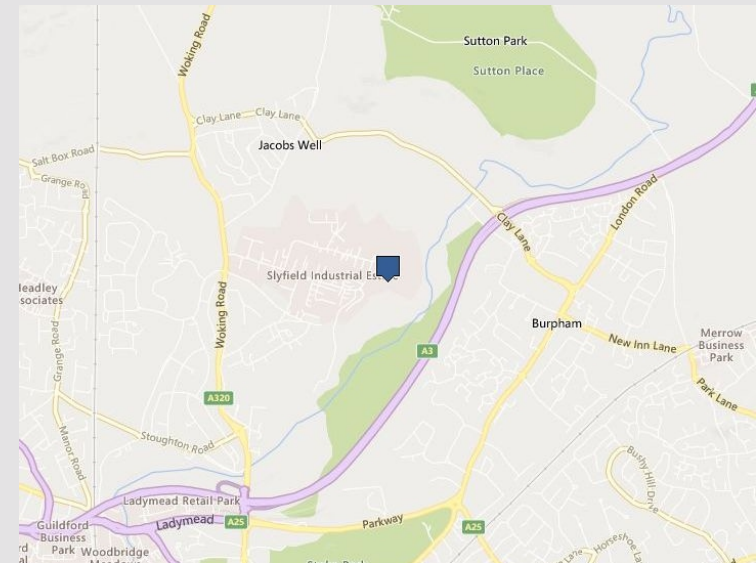
BUSINESS RATES

On application to the joint agents

TERMS

The property is available on a new FRI lease on terms to be agreed.

EPC Category C (67)



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VIEWING & FURTHER INFORMATION

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