

**CLASS E UNIT
TO LET**

Double Fronted Unit

Suitable for use as a
trade counter

11 Car Parking Spaces
to the Rear

Ground Floor Area:
2,099 sq ft
(195.04 sq m)

Rental:
£64,000 pa



LOCATION

The property is located on the Western side of Woodbridge Road, close to junctions with Stocton Close and Faraday Road and approximately 1 mile north of Guildford town centre.

Nearby occupiers include **Majestic Wine**, **Tile Giant** and **Toolstation**.

DESCRIPTION

The property comprises a double-fronted ground floor retail/trade counter unit. There is a rear car park with eleven spaces demised to the property.

The prominent unit benefits from good traffic flow on Woodbridge Road, one of the arterial routes into central Guildford.

ACCOMMODATION

Ground Floor Sales	2,099 sq ft	195.04 sq m
Ancillary	91 sq ft	8.45 sq m
TOTAL	2,190 sq ft	203.49 sq m

RENTAL

£64,000 per annum

RATEABLE VALUE

£42,500

TERMS

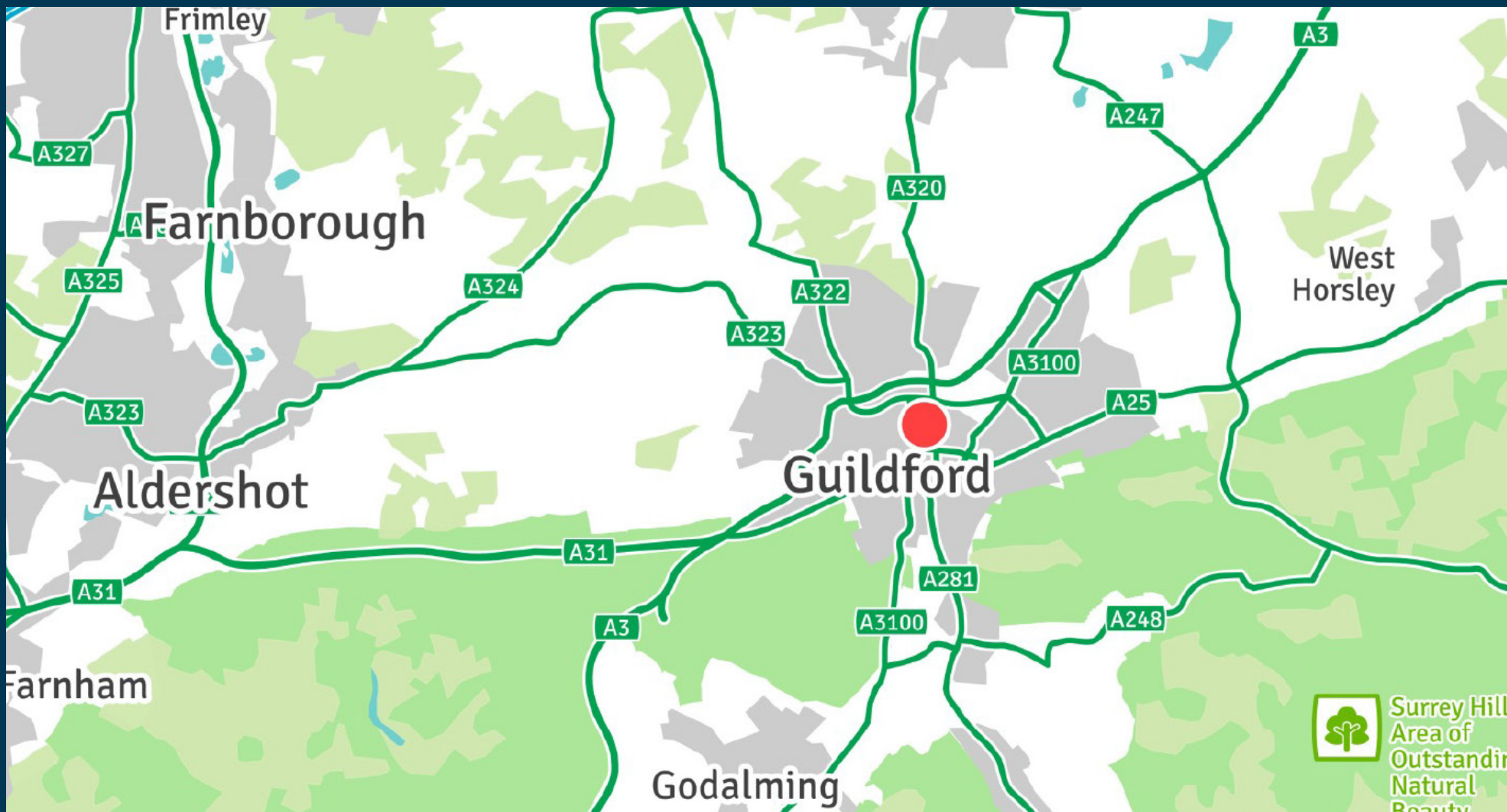
A new sub lease is available, on terms to be agreed.

EPC

EPC rating is B(38) – copy is available on request.

SUBJECT TO CONTRACT





VIEWING

Dan Turner

dant@jacksoncriss.co.uk

020 7637 7100 / 07917 022 524

or joint agents, Rapleys on 0370 777 6292

**jackson
criss**

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