

**UNITS 4A & 4B OPUS PARK, MOORFIELD ROAD,
GUILDFORD, SURREY GU1 1SZ**

Carter Jonas

TO LET

**2 semi-detached modern warehouse units
13,244 to 32,372 sq ft (1,230.41 to 3,007.46 sq m)**

- **Assignment / sublease of co-terminus leases**
- **2 storey air conditioned offices**
- **Good parking provision**
- **2 loading doors for each unit**



Contact

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Units 4A & 4B Opus Park, Moorfield Road, Guildford, Surrey GU1 1SZ

Location

The property is situated in the large town of Guildford, within the county of Surrey.

Guildford is located circa 27 miles south west of London and sits on the A3 trunk road, midway between Portsmouth and London. The town has direct rail links to London Waterloo with a journey time of circa 35 minutes.

Opus Park is situated at the entrance to Slyfield industrial Estate approximately 2 miles north of Guildford town centre. The A3 is circa 1 mile away providing access to J10 of the M25.

Description

The subject comprises 2 separate, semi-detached units, both with 2 storey, air conditioned office accommodation to the front and male and female WCs.

The units are constructed around a steel frame with plasticised cladding panels to the elevations. The eaves height is about 7.8m (25ft 6) and both units have 2 electrical roller shutter doors with loading apron to the front and excellent parking.

Accommodation

The premises extend to the following approximate floor areas:

	Sq M	Sq Ft
Unit 1 offices	242	2,604
Unit 1 warehouse	10,626	987
Unit 1 Total	1,229	13,244
Unit 2 offices	284	3,057
Unit 2 warehouse	1,493	16,068
Unit 2 Total	1,777	19,128
Total Combined GIA:	3,007.42	32,372

Terms

The premises are held on 2 co-terminus FRI leases expiring September 2020. They are available by way of an assignment or sublease. A new lease maybe available direct from the landlord, subject to contract, please make further enquiries.

Rental

Unit 4A £130,008 per annum exclusive

Unit 4B £186,105 per annum exclusive

VAT

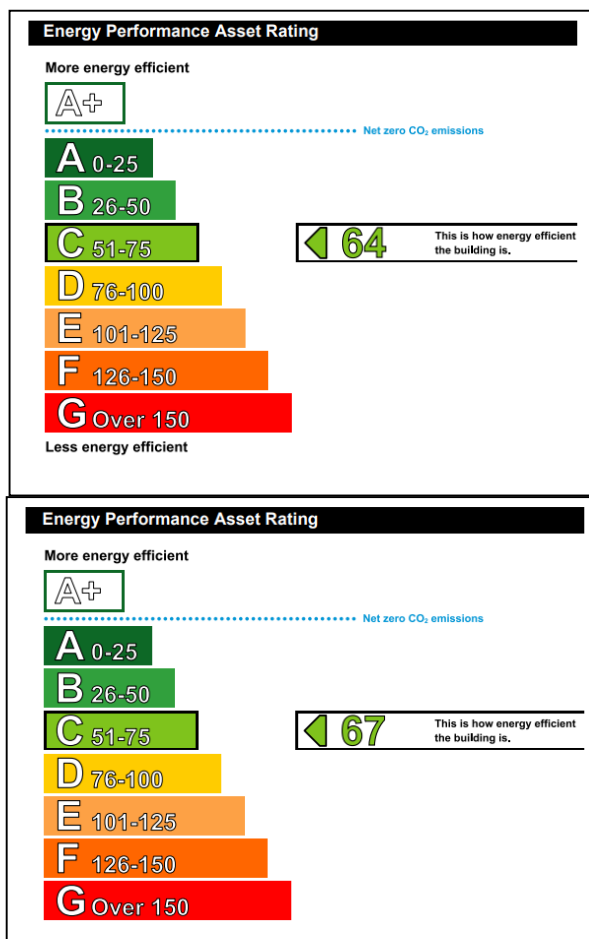
The rental is exclusive of VAT, if applicable.

Rateable Value

Rateable Value: £272,500
(Effective 1 April 2017)

This is an estimate only and takes no account of possible transitional adjustment.

EPC for 4A and 4b respectively



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