

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Industrial/Trade Counter Unit**

Unit 6 Midleton Industrial Estate,
Guildford GU2 8XW

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Richard Curry
07876 747146 | richard.curry@rapleys.com



522.43 sq m (5,624 sq ft)
warehouse plus 90.94 sq m
(979 sq ft) offices

Good parking provision

Prominently situated just off the
A25, close to the A3 intersection

Guildford town centre 1 mile to
the south east

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Location

The property is situated on Midleton Industrial Estate, approximately 100 metres south of the junction with the A25 Midleton Road, and 400 metres south east of the intersection with the A3; a major route leading from the M25 to the South Coast.

The centre of Guildford lies 1 mile to the south east via the A25 and Woodbridge Road.

Midleton Industrial Estate comprises a small estate road with a number of other industrial/leisure occupiers including **AirHop Trampoline Park** and **Wilson Electrical Wholesale**.

A short distance west on the A25 is Cathedral Hill Industrial Estate, which has occupiers including **Europcar**, **Grahams**, **Halfords Autocentres** and **Rexel**.

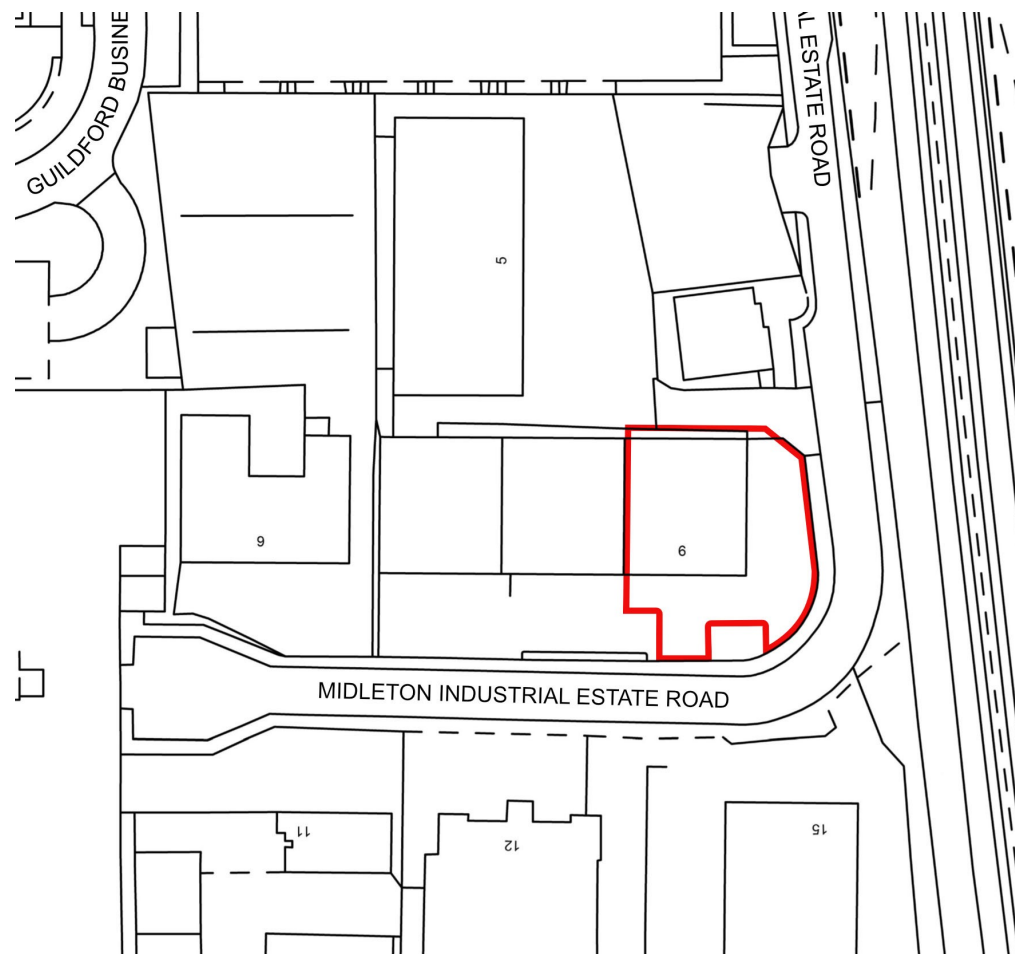
Description

The property comprises a portal-framed industrial unit with a profile steel sheet clad roof and elevations formed of pre-cast concrete panels with good external parking provision.

Internally, the property benefits from a painted concrete floor, fluorescent strip lighting and a gas-fired boiler. The space is currently configured for storage over ground floor and a substantial steel-framed mezzanine, with ancillary offices, a kitchen and WCs.

The unit can be accessed via a single roller shutter door (3.2m wide x 4.6m high) to the front of the property, as well as a pedestrian entrance on the front and side elevations.

Externally, the property benefits from a yard area with allocated parking spaces for 11 vehicles.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	334.69	3,603
FF offices	90.94	979
Mezzanine	187.74	2,021
Total	613.37	6,603
	Hectare	Acre
Total Site Area	0.07	0.17

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

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

Rent on application.

Rating

The property is entered in the 2017 Rating List as “Workshop and Premises” with a rateable value of £38,000 and the UBR for 2021/22 is 50.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).



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Energy Performance

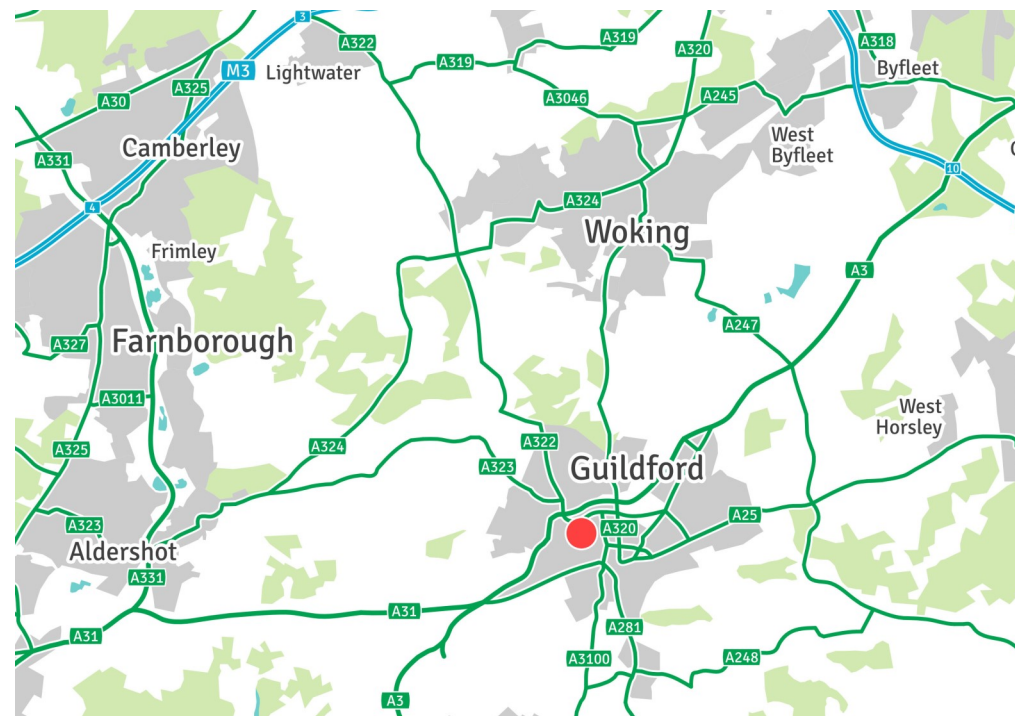
Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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