

*Voted Best Commercial Agency – Surrey Property Awards 2012*

## MODERN INDUSTRIAL/WAREHOUSE PREMISES

**TO LET (NEW LEASE)**

*2,510 Sq Ft (233.18 Sq M)*



## UNIT 10 QUADRAM PARK INDUSTRIAL ESTATE

OLD PORTSMOUTH ROAD • GUILDFORD • GU3 1LU

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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# UNIT 10 QUADRUN PARK INDUSTRIAL ESTATE

OLD PORTSMOUTH ROAD • GUILDFORD • GU3 1LU

**LOCATION:** The property is located on Quadrun Park Industrial Estate a development completed in 2006 being approx., 1 mile south of Guildford town centre on the Old Portsmouth Road (A3100). Godalming is some 2 miles to the south. The A3 (London to Portsmouth Road) can be connected at either Guildford or Godalming and hence the M25 junction 10 – Wisley can be connected easily providing direct access to the national motorway network.

**DESCRIPTION:** Unit 10 forms part of Quadrun Industrial Park a 20 unit development of high quality production/industrial warehouse units within a well-planned estate.

The scheme was developed in 2005/06 and is of steel portal frame construction with profiled steel insulated cladding with a floor loading capacity of 750lbs per sq ft (37.5 kN sq m) and electric level loading doors. The premises so as to provide a reception, kitchen, WC facilities and shower additionally there is a burglar alarm, Fire alarm, gas supply and parking for some 5 cars. Eaves height is 8m approx. The Estate is secure and gated and is CCTV monitored and benefits from extensive landscaping with forecourt, loading/unloading and dedicated car parking.

**ACCOMMODATION:** (all areas are gross internal and approx.)

Ground Floor	2,510 sq ft	233.18 sq m
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**AMENITIES:**

- Reception
- Kitchenette
- CCTV Monitoring
- Extensive Landscaping
- Male/Female and disabled person toilet facilities
- External Lighting
- Parking for 5 cars

**TENURE:** The Premises are available To Let on a new lease for a term to be agreed.

**RENTAL:** £30,000.00 per annum exclusive.

**RATING ASSESSMENT:**

Description:	Warehouse & Premises
Rateable Value:	£24,250.00
Rates payable (2014-15):	£11,668.50 per annum approx.

**SERVICE CHARGE:** The on account Estate expenditure for the current year is approximately £1,500.00 per annum.

**LEGAL COSTS:** Each Party to pay their own legal costs.

**VAT:** The Premises have been registered for VAT and this will be charged on the rent.

**VIEWING:** Strictly by prior appointment through the Sole Agents Gascoignes:-



Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

James Gray  
[james@gascoignes.com](mailto:james@gascoignes.com)

Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

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**NOTE:**

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

# Energy Performance Certificate

Non-Domestic Building



Unit 10, Quadrum Park  
Old Portsmouth Road  
Peasmarsh  
GUILDFORD  
GU3 1LU

**Certificate Reference Number:**  
9233-3098-0449-0800-4391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 72 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 234  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 40.41

## Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

74 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.