



INDUSTRIAL

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

MODERN INDUSTRIAL/WAREHOUSE PREMISES FOR SALE (MAY LET)

5,769 sq ft (535.95 sq m) approx.



UNIT 4 QUADRUM PARK INDUSTRIAL ESTATE

OLD PORTSMOUTH ROAD • GUILDFORD • GU3 1LU

LOCATION:

The unit is located on Quadrum Park Industrial Estate, a development of 20 high quality warehouse/industrial units within a well-planned estate, approx. 1 mile south of Guildford town centre on the Old Portsmouth Road (A3100). The A3 (London to Portsmouth Road) is accessible at either Guildford or Godalming and connects to the M25 (junction 10 – Wisley) providing direct access to the national motorway network.

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

UNIT 4 QUADRUM PARK INDUSTRIAL ESTATE

OLD PORTSMOUTH ROAD • GUILDFORD • GU3 1LU

DESCRIPTION:

The unit 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 full height electric loading doors. Internally, the ground floor is arranged to provide a large open plan warehouse (eaves height: 8.82m) plus a reception/office area with WC and shower facilities. The first floor and mezzanine provides ancillary office accommodation.

The property includes burglar and fire alarms, gas supply, air conditioning and forecourt parking for some 15 cars. The unit benefits from being located within a secure gated estate with CCTV monitoring.



ACCOMMODATION:

 (all areas are gross internal and approx.)

Ground Floor	4,347.75 sq ft	403.92 sq m
First Floor	1,421.48 sq ft	132.00 sq m

AMENITIES:

- Large Warehouse with 8.82m Eaves Height
- Forecourt Parking for 15 x Cars
- Air-Conditioned Offices with WC and Shower Facilities
- Secure Gated Estate (CCTV Monitoring)
- Close Proximity to A3 / M25 / M3
- Long Lease and Share of Freehold

TENURE:

999 years Lease from 29.10.2014 to 27.11.3003 with a Share of the Freehold.

PRICE:

£949,500.00 for the long-leasehold interest, OR, will let on conventional commercial flexible lease terms at a rent of £65,000.00 per annum exclusive.

BUSINESS RATES:

Description: Warehouse and Premises
Rateable Value: £45,500.00
Rates Payable: Approximately **£21,794.50** for the 2017/18 Financial Year.

VAT:

VAT will apply.

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

James Gray
james@gascoignes.com

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

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

T: 01483 538131 F: 01483 557549

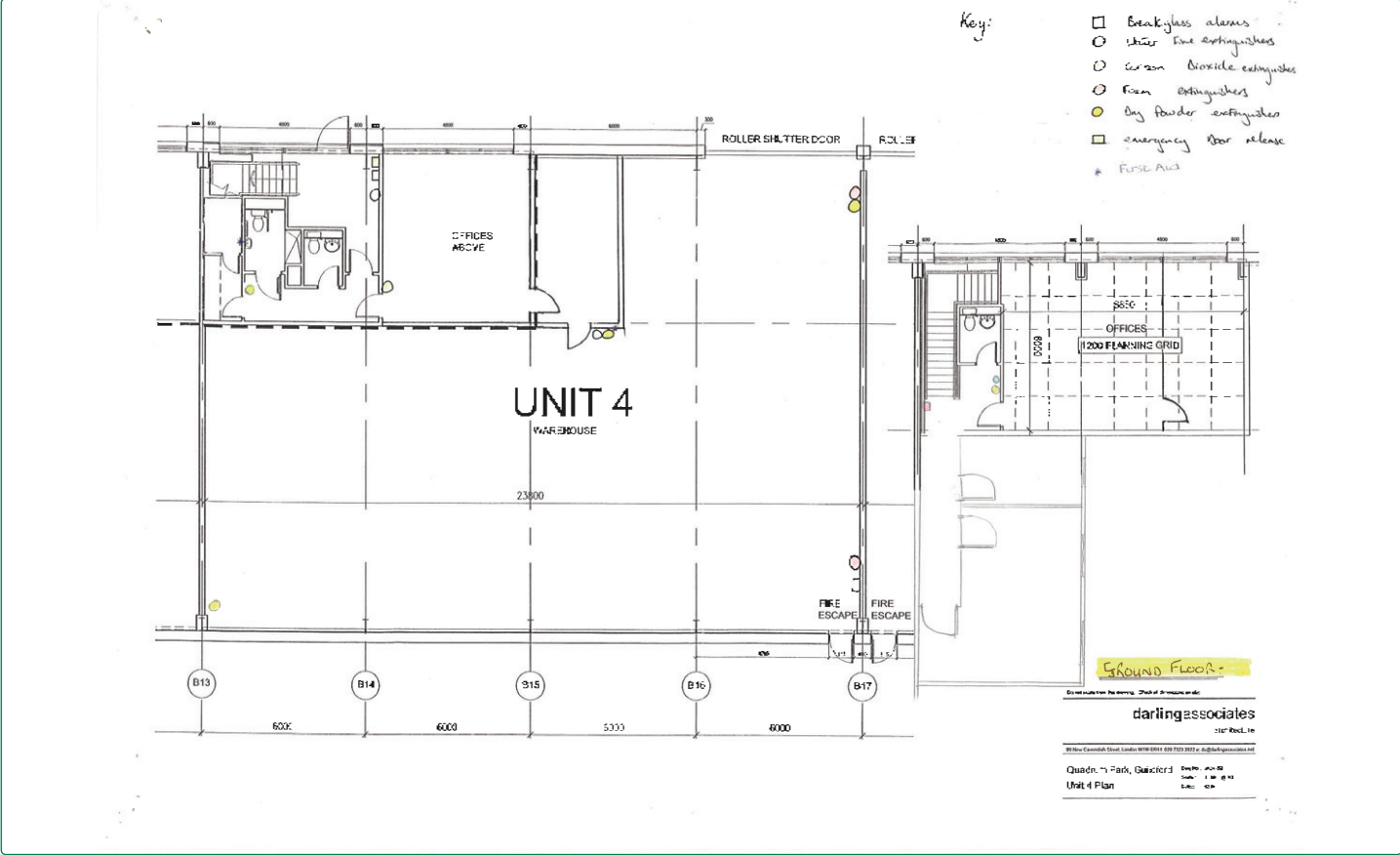
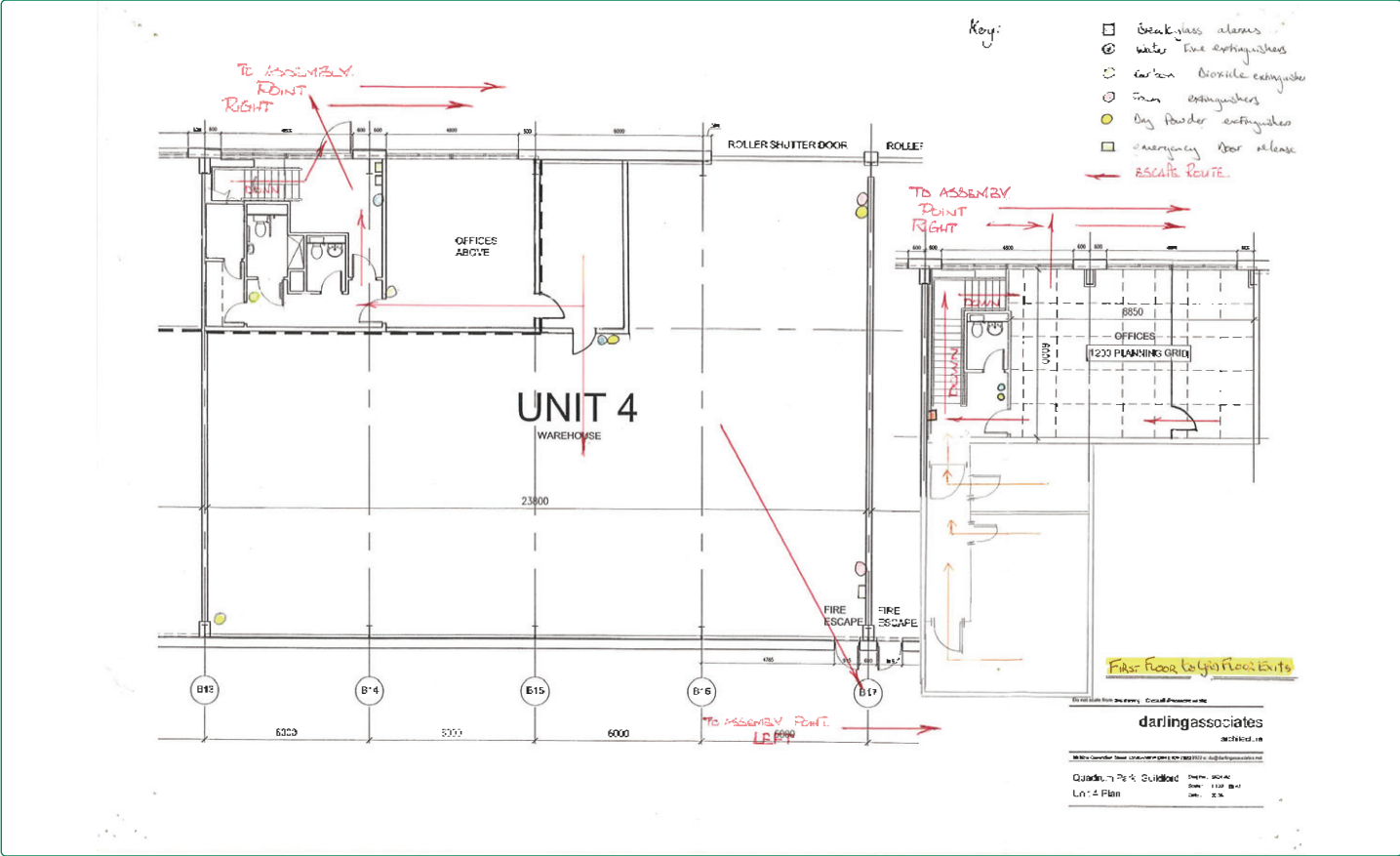
w: www.gascoignes.com e: enquiries@gascoignes.com

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) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

UNIT 4 QUADRUM PARK INDUSTRIAL ESTATE

OLD PORTSMOUTH ROAD • GUILDFORD • GU3 1LU



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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

UNIT 4 QUADRUM PARK INDUSTRIAL ESTATE

OLD PORTSMOUTH ROAD • GUILDFORD • GU3 1LU

Energy Performance Certificate

Non-Domestic Building



Unit 4, Quadrum Park
Old Portsmouth Road
Peasmarsh
GUILDFORD
GU3 1LU

Certificate Reference Number:
9470-3036-0669-0900-1101

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 70 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 (m²): 628
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 47.04

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

88 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.

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com