

TO LET

Heyworth Business Park

GUILDFORD, SURREY GU3 1AF

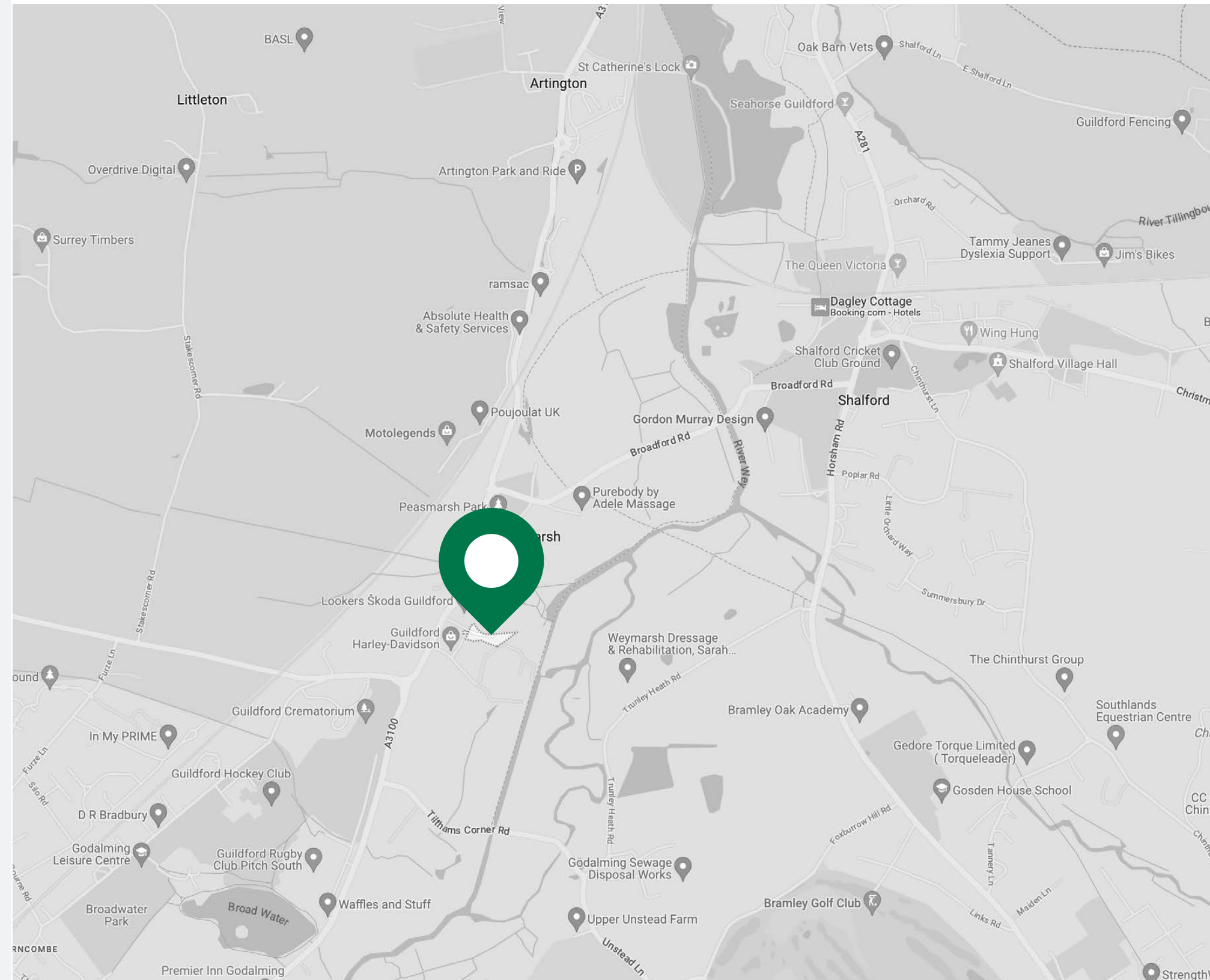
Gascoignes
CHARTERED SURVEYORS

TO LET

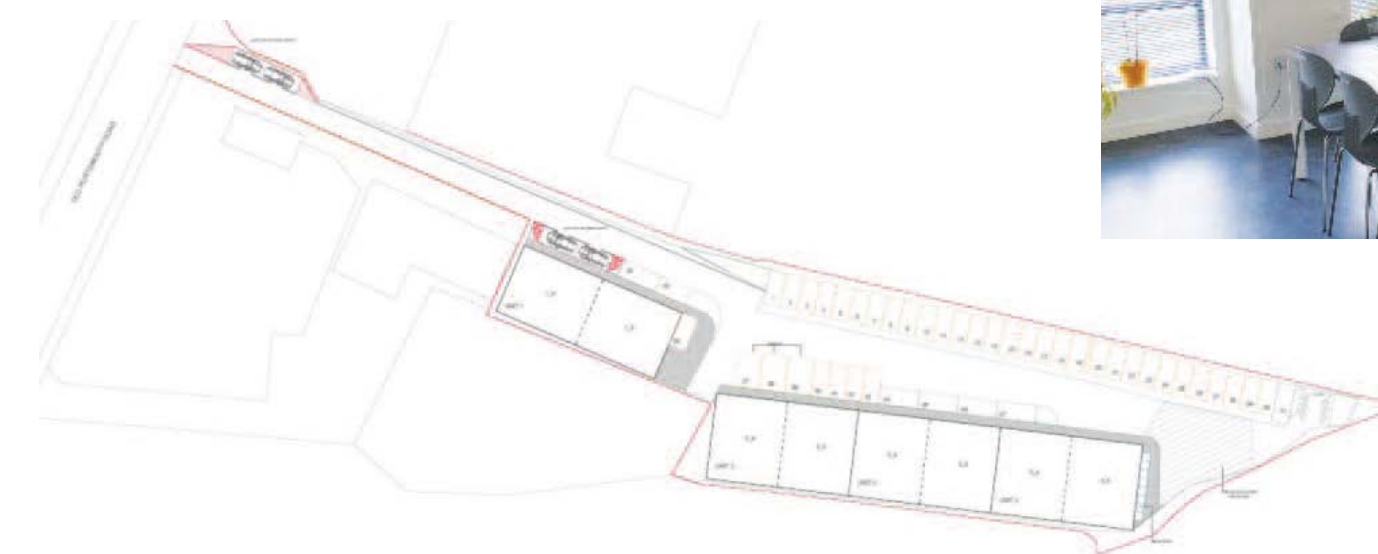
LOCATION

We are pleased to present a choice of **FOUR** brand new **CLASS E** units to let in Heyworth Business Park, Guildford.

Just 2 miles from Godalming town centre, 2 miles from Guildford town centre, with easy access to Gatwick and Heathrow airports via the A3 trunk road at Compton, which is 1 mile away.



**Heyworth Business Park,
Old Portsmouth Road
Peasmarsh, Guildford,
Surrey GU3 1AF**



TO LET

DETAILS


Measuring from approx.
2,301 sq ft (213 sq m)
to
4,787 sq ft (4,447 sq m),
these 5 individual units can
also be combined to create
larger units if desired.

Site arranged to provide 8
individual units over 2 floors
ranging from 2,301 sq ft.

NB Units can be combined in order to cater for
a larger space requirement.

NB Units can be let as Shell Units or with FULL
FIT-OUT to tenant specification.


UNIT 1
LET



UNIT 2
2,301
SQ FT



UNIT 3
LET



UNIT 4
2,403
SQ FT



UNIT 5
2,403
SQ FT



UNIT 6
2,403
UNIT 6



UNIT 7
2,403
SQ FT



UNIT 8
LET

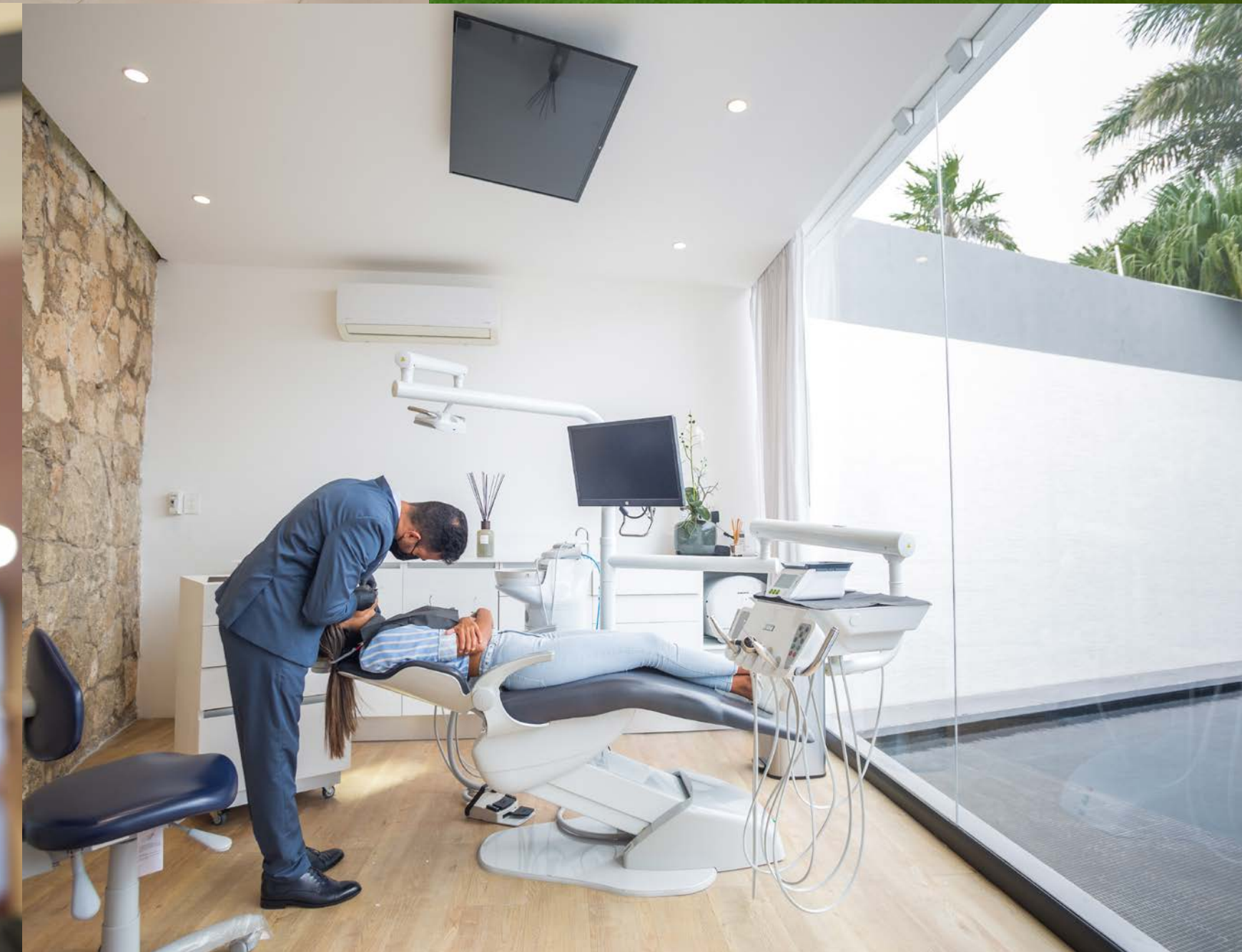


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USAGE

Recent planning changes makes these **CLASS E** units ideal for a range of applications and activities, eg:

Conventional Standard Office space; Photography Practice or studio; Light Industrial or Assembly; Medical (Doctors/Dentists/Physios/Chiropractors); Leisure (Gym/Yoga/Pilates/indoor Golf Facility for Fitting, Training or Simulation).



TO LET

DESCRIPTION

Heyworth Business Park is a brand-new development of Business/Office units of steel frame construction with part brick/part clad elevations in semi-landscaped grounds.

Each of the units can be finished to a high specification to include:

Air Conditioning, Kitchen facilities, Double Glazed window units and LED Lighting whilst, externally there is designated car parking, visitor parking, CCTV and a secure barrier with access/entry system to the estate.

AMENITIES

Air Conditioning

Kitchen Facilities

Male, Female & Disabled
Persons WCs

Floor Trunking

Double Glazing

Suspended Ceilings

On-site Parking

EV Charging Points

LED Lighting

2.60m [ground] and 2.40m [first]
Ceiling Heights

CCTV

Secure, Gated access to the
development

TERMS

The units are available on
new FRI Leases for periods
to be agreed.

EPC

Copy to come.

VAT

VAT will apply.

RENT

£25.00
per sq ft

Subject to final specification,
finish and lease terms.

RATES

Details upon application.

LEGAL

Each party to bear their own
professional and legal costs.

VIEWINGS

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

Rod Walmsley

ROD@GASCOIGNES.COM

01483 557542

Andrew Russell

ANDY@GASCOIGNES.COM

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