



UPON THE INSTRUCTIONS OF **IGNIS ASSET MANAGEMENT**

MODERN INDUSTRIAL / WAREHOUSE UNIT

plus OFFICES

3,278 sq ft (305 sq m) approx GIA

TO LET



UNIT 2

BRIDGE PARK • MERROW LANE • GUILDFORD • SURREY • GU4 7BF

LOCATION:

Bridge Park is approximately 2 miles from Guildford town centre, which provides good shopping, recreational and leisure facilities, and within ? mile of the A3 [London to Portsmouth Road] at the Burpham interchange, which in turn is 6 miles from the M25 [junct 10, Wisley] and hence the national motorway network.

Guildford main railway station provides a regular service to London [Waterloo]in approx. 35 minutes and both Heathrow and Gatwick airports are within 30 miles.

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

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UNIT 2

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DESCRIPTION: Unit 2 is one of 7 units developed by Britannic Insurance in 1999 and is situated in an attractive landscaped environment. The premises are of steel frame construction with part brick, part steel clad elevations, with 18' to eaves and comprise: two-storey offices to the front with full height industrial/warehouse accommodation to the rear. There are 6 allocated parking spaces to the front of the premises.

ACCOMMODATION: [all areas are gross internal and approx]

Offices

Warehouse

TOTAL **3,278 sq ft** **[305 sq m]**

AMENITIES:

- Electrically operated loading door
- Single and three-phase electricity
- Mezzanine offices and storage
- Male/Female and Disabled toilet facilities
- Kitchenette
- Car parking [6] and External lighting
- Gas-fired heating to warehouse

LEASE TERMS: The premises are available To Let by way of a new lease for a lease term to be agreed.

RENT: **£36,225.00 pax**

VAT: The premises have been registered for VAT and this will be charged on the rental.

RATES: We are verbally advised by Guildford Borough Council that the premises are assessed as follows:-

Description:	Warehouse & Premises
Rateable Value:	£29,000.00
UBR: (2010/11)	0.414p in the £
Rates payable:	£12,000.00 per annum approx

ESTATE SERVICE

CHARGE: The budget expenditure is £2,425.00 per annum for the period 29/9/2009 - 30/9/2010.

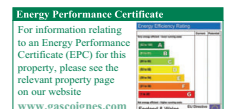
LEGAL COSTS: Both parties reasonable legal costs to be borne by the ingoing tenant.

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



Andrew Russell

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NOTE:

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