



UPON THE INSTRUCTIONS OF



MODERN INDUSTRIAL / WAREHOUSE UNIT

PLUS OFFICES

4,895 sq ft (455 sq m) approx GIA.

TO LET (NEW LEASE)



UNIT 6 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 1/2 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.

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

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UNIT 6 BRIDGE PARK

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LOCATION (cont'd): 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.

DESCRIPTION: Unit 6 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 7 allocated parking spaces to the front of the premises.



ACCOMMODATION: [all areas approx.]
Reception/Office
First Floor Office
Industrial/Warehouse
Total 4,895 sq ft (455 sq m)

AMENITIES:

- Electrically operated loading door
- Single and three-phase electricity
- Offices
- Male/Female and Disabled toilet facilities
- Kitchenette
- Car parking [7] and External lighting
- Gas-fired heating to warehouse
- Lighting to warehouse

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

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

BUSINESS RATES: Rateable Value: £51,000.00
Rates payable: £22,083.00

SERVICE CHARGE: The budget expenditure for the year ending 2011 was £3,625 approx.

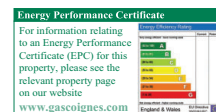
LEGAL COSTS: Both parties reasonable legal costs to be borne by the incoming tenant.

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



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NOTE:

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