

MODERN INDUSTRIAL /WAREHOUSE UNIT

plus EXTENSIVE MEZZANINE OFFICES AS INSTALLED BY THE PRESENT OCCUPIERS
4,005 sq ft (372 sq m) plus mezzanine offices extending to 1,298 sq ft (121 sq m) approx.

TO LET



UNIT 4 • 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.

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 5 is one of 7 units developed by Britannic Asset Management 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. Additionally our clients have carried out a number of improvements to the unit including partitioned stores and offices on the ground floor in addition to office accommodation and meeting areas at first floor level all of which have air conditioning, suspended ceilings and recessed lighting. To the front of the premises there are 8 allocated parking spaces.

Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU

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ACCOMMODATION: [all areas are gross and approx.]
 Reception/Office
 First Floor Office
 Industrial/Warehouse
 Sub Total 4,005 sq ft plus mezzanine offices 1,298 sq ft
Total 5,303 sq ft



AMENITIES:

- Electrically operated loading door
- Single and three-phase electricity
- Ground floor reception and Offices
- Male/Female and Disabled persons toilet facilities
- Kitchenette
- Car parking [8 cars] and external lighting
- Gas-fired heating to warehouse
- Air conditioning to Ground Floor and Mezzanine Offices



LEASE TERMS: The premises are held by way of a 15 year FRI Lease with effect from June 2000 that expires in June 2015. The Lease incorporates 5- yearly Rent Reviews; the next Review is scheduled for June 2010.



RENT: £43,000.00 per annum exclusive.

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

RATES:

Description:	Warehouse & Premises
Rateable value:	£33,750.00
UBR: (2007/08)	0.444p in the £
Rates payable:	£14,985.00 per annum approx.

SERVICE CHARGE: The budget estates expenditure for the year ending 2007 was £2,262.00 (actual costs - £1,018.33).

LEGAL COSTS: Each party to pay their own legal costs.

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

Contact:

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