



NEW INSTRUCTION

# *Preliminary Details*

## MODERN INDUSTRIAL/WAREHOUSE UNIT

*9,623 sq ft (894 sq m) approx*

**FOR SALE**



## UNIT 2 QUADRUM INDUSTRIAL PARK

OLD PORTSMOUTH ROAD • GUILDFORD • SURREY • GU3 1LU

Quadrum Industrial Park is a modern development (completed summer 2006) being approximately 1 mile south of Guildford town centre on the Old Portsmouth Road (A3100). Godalming is some 2 miles to the south. The A3 (London to Portsmouth Road) can be connected at either Guildford or Godalming and hence the M25 (junction 10 - Wisley) can be connected easily providing direct access to the national motorway network. Guildford main line railway station provides a regular service to London (Waterloo) in approximately 35 minutes and both Heathrow and Gatwick airports are within 30 miles.

**DESCRIPTION:** Unit 2 forms part of Quadrum Industrial Park, an 18 unit development of high quality production/industrial warehouse units within a well-planned estate benefiting from extensive landscaping. The Scheme was developed in 2005/06.

**TENURE:** The premises are available For Sale.

**TERMS:** £725,000.00 for the long leasehold interest (996 years unexpired).

**VAT:** The premises have been registered for VAT and this will be charged on the sale price/rent.

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