



MODERN INDUSTRIAL/WAREHOUSE

plus EXTENSIVE MEZZANINE INSTALLED BY THE PRESENT OCCUPIERS

4,826 sq ft (448 sq m) plus mezzanine floor extending to 3,055 sq ft (284 sq m)

TO LET / LEASE FOR ASSIGNMENT



UNIT 7

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. 35minutes and both Heathrow and Gatwick airports are within 30 miles.

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UNIT 7

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DESCRIPTION: Unit 7 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 industrial/warehouse accommodation to the rear plus a mezzanine floor. There are 9 allocated parking spaces to the front of the premises.



ACCOMMODATION: [All areas are approx]:

Reception/Office		
First Floor Office		
Industrial/Warehouse		
Original Unit Area	4,826 sq ft	(448 sq m)
Mezzanine floor	3,055 sq ft	(284 sq m)
TOTAL	7,881 sq ft	(732 sq m)

AMENITIES:

- Electrically operated loading door
- Offices
- Kitchenette
- Gas-fired heating to warehouse
- Single and three-phase electricity
- Male/Female and disabled toilet facilities
- Car parking [9] and external lighting
- Extensive mezzanine floor

LEASE TERMS: The premises are held by way of a 15 year FRI lease from 24th June 1999 incorporating 5-yearly rent reviews. The June 2009 rent review has just been settled, accordingly there is no further review of the rent until 2014.

RENT: **£53,328.00** per annum exclusive.

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

RATES: www.voa.gov.uk

Description:	Warehouse & Premises
Rateable Value:	£42,750.00
Rates payable:	£20,733.75 pa

SERVICE CHARGE: The budget for the year ending 2009 is £2,700.00 approx.

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

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



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