

**BRAND NEW
BUSINESS UNITS**

Gascoignes
CHARTERED SURVEYORS
GUILDFORD 01483 538131
www.gascoignes.com

SHELL OR FIT-OUT

**A CHOICE OF 4 BRAND NEW E CLASS UNITS
(SUITABLE FOR OFFICE, MEDICAL, GYMS ETC)**

From 2,301 sq ft (213 sq m) to 16,720 sq ft (1,553 sq m) approx.
(Individual units can also be combined to create larger units)

SHELL UNITS OR FULL FIT-OUT - TO TENANT SPECIFIC REQUIREMENTS

TO LET - FROM 2,300 SQ FT



**ONLY
4 UNITS
LEFT**



UNITS 2, 4, 5, 6 & 7 - HEYWORTH BUSINESS PARK

OLD PORTSMOUTH ROAD • PEASMARSH • GUILDFORD • SURREY • GU3 1AF

LOCATION: 2 miles from Godalming town centre, 2 miles from Guildford town centre and easy access to Gatwick and Heathrow airports via the A3 trunk road at Compton, is 1 mile away.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
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UNITS 2, 4, 5, 6 & 7 - HEYWORTH BUSINESS PARK
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DESCRIPTION: Heyworth Business Park is a brand-new development of Business/Office units of steel frame construction with part brick/part clad elevations in semi-landscaped grounds.

It is envisaged that each of the units will be finished to high specification to include: Air Conditioning, Kitchen facilities, Double Glazed window units and LED Lighting whilst, externally there is designated car parking, visitor parking, CCTV and a secure barrier with access/entry system to the estate.

ACCOMMODATION: (All areas are GIA and approx.)
Site arranged to provide 8 individual units over 2 floors ranging from 2,301 sq ft.
NB Units can be combined in order to cater for a larger space requirement.
NB Units can be let as Shell Units or with FULL FIT-OUT to tenant specification.

UNIT 1	LET	UNIT 2	2,301 SQ FT - NB - Fit Out NOW Complete
UNIT 3	LET	UNIT 4	LET
UNIT 5	2,403 SQ FT	UNIT 6	2,403 SQ FT
UNIT 7	2,403 SQ FT	UNIT 8	LET

AMENITIES: It is anticipated that each unit will benefit from the following amenities:

- Air Conditioning
- Male, Female and Disabled Persons WCs
- Double Glazing
- On-site Parking/Charging Points
- 2.60m [ground] and 2.40m [first] Ceiling Height
- Secure, Gated access to the development
- Kitchen Facilities
- Floor Trunking
- Suspended Ceilings
- LED Lighting
- CCTV

TERMS: The units are available on new FRI Leases for periods to be agreed.

RENT: £25.00 per sq ft - subject to final specification, finish and lease terms.

VAT: VAT will apply.

BUSINESS RATES: Details upon application.

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

VIEWING: The premises are available to view strictly by prior appointment through the **Joint Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

Westwood & Company

John Westwood
John@westwoodandco.com
01483 429393

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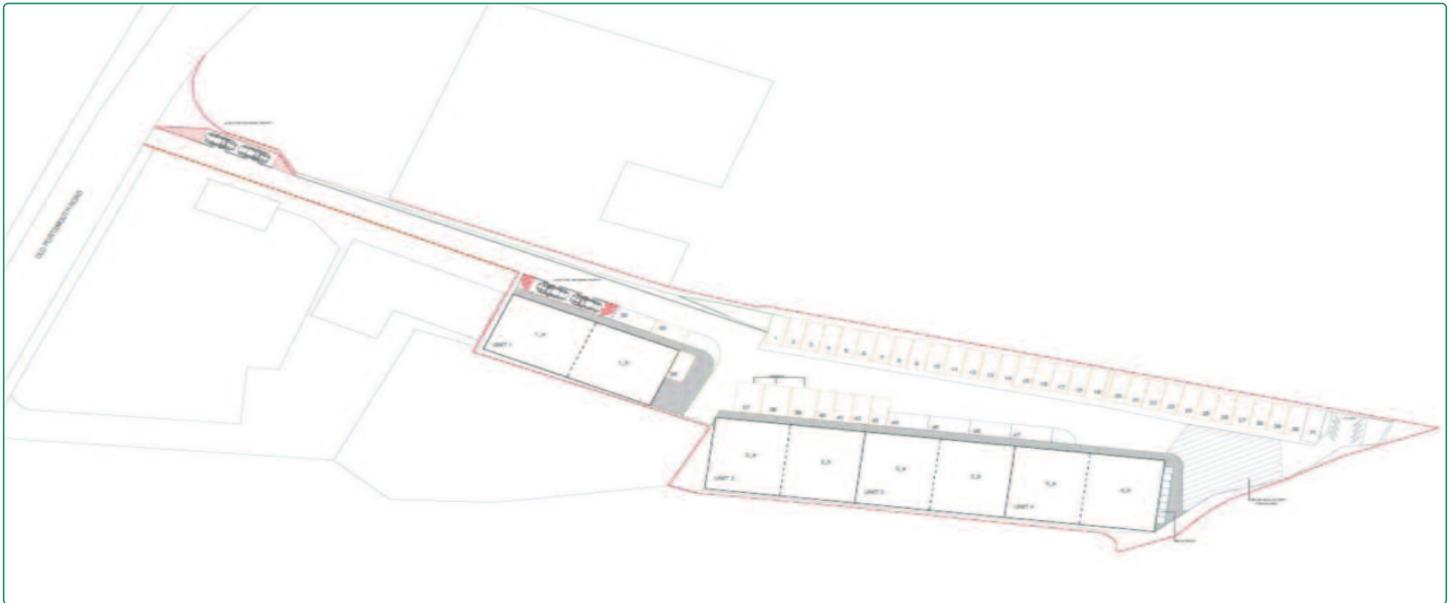
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NOTE:

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Site Plan showing ample parking spaces.



A selection of views of the units.



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