

**INDUSTRIAL UNIT
& YARD**

TO LET

Owen Shipp
COMMERCIAL

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EGi's Most Active Dealmaker - Surrey 2018/19



**OAK HILL WORKS, BROAD ST.
WOOD STREET VILLAGE GUILDFORD SURREY GU3 3BJ**

Light-Industrial Unit with Large Yard

227 sq. m. / 2,445 sq. ft.

Concrete Floor, 3 Phase Power & Gas Heating

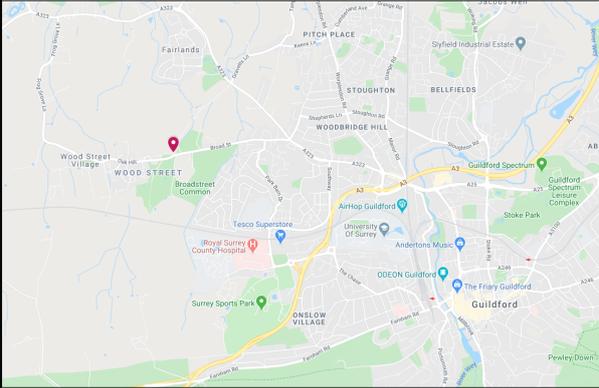
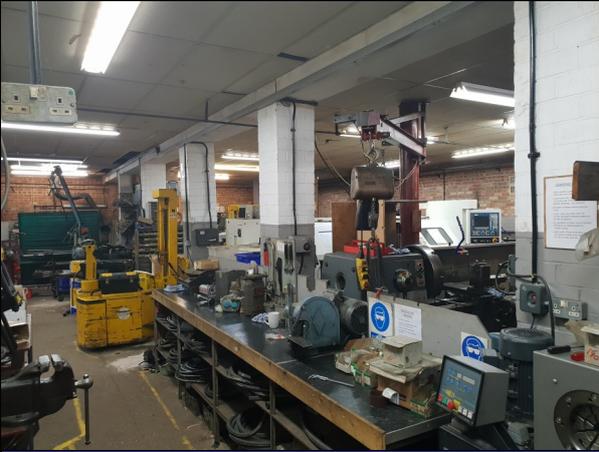
10,000 sq. ft. Yard For Parking or Storage

Strong Road Connections on A31, A331 & A3



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
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OAK HILL WORKS, BROAD STREET, GUILDFORD

<p>Location</p> <p>Oak Hill Works is located in Wood Street Village, to the north west of Guildford Town Centre. The property is accessible from the main road with good sight lines for vehicle movements.</p> <p>It is situated on Broad Street which connects to the A323 Aldershot Road for access onto the A3, London to Portsmouth trunk road, and the A31 Hogs Back at Cathedral Hill. The property is less than 10 miles from the A331 which connects to the M3.</p>	<p>Map</p> 
<p>Description</p> <p>Oak Hill Works is a single-storey brick industrial unit with a corrugated roof and single-glazed, metal-framed windows. There are full height, double swing doors (2.88m wide x 2.8m high) and a pedestrian entrance doorway.</p> <p>Internally the property has a concrete floor and a suspended ceiling (at 2.95m high) with surface mounted fluorescent tube lighting. There is a row of brick pillars supporting the roof which run along the middle of the workshop space. Heating is provided by a ceiling mounted gas industrial heater. In one corner there is a partitioned office space and single WC.</p> <p>Towards the front of building is a fenced-off yard space for parking and storage with lockable gates. There are two cement panel garages for storage.</p>	<p>Internal</p> 
<p>Accommodation</p> <p>The Gross Internal Area is approximately:</p> <p>GF Warehouse - 227 sq. m. / 2,445 sq. ft.</p> <p>Yard - 1000 sq. m. / 10,750 sq. ft.</p>	<p>EPC</p> <p>To be assessed</p>
<p>Rent</p> <p>£39,500 p.a. (no VAT)</p>	<p>Legal Costs</p> <p>Each party to bear their own legal costs incurred in the transaction.</p>
<p>Lease</p> <p>A new lease is to be contracted for a term to be agreed.</p>	<p>Viewing</p> <p>Strictly by appointment with the sole agents:</p>
<p>Rates</p> <p>Rateable Value: £17,500 Rates Payable: £8,592.50 (2019/20)</p>	<div style="text-align: center;">  <p>01483 450115 www.owenshipp.co.uk</p> </div>

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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