

**INDUSTRIAL UNIT
WITH LARGE YARD**

TO LET



EGi's Most Active Dealmaker - Surrey 2019/20



**UNIT 3 RIVERWAY INDUSTRIAL ESTATE, PEASMARSH,
GUILDFORD, SURREY, GU3 1LZ**

Close to Guildford Town Centre




2 Loading Doors

Secure Self Contained Yard included at 5,250 sq. ft.

786.40 sq. m. / 8,465 sq. ft.



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
www.owenshipp.co.uk

<p>Location</p> <p>The Riverway Industrial Estate is approximately 2.5 miles south of Guildford town centre on the A3100 Guildford to Godalming road.</p> <p>The A3 is reached by the B3000 through Compton (3 miles), avoiding Guildford Town Centre. The A3 provides access to the M25 at Junction 10, approximately 11 miles to the north of Guildford.</p> <p>The nearest railway station is Guildford which provides fast services to London Waterloo (approx. 30mins).</p>	<p>Map</p> 
<p>Description</p> <p>The unit is an industrial property of steel frame construction beneath a pitched corrugated roof. The unit has an eaves height of approx. 13ft and benefits from two loading doors and a self-contained secure yard.</p> <p>The unit is currently let to Thrifty Car & Van Hire but is available on an Assignment of the existing lease, or a new Lease directly from the Landlord, with terms to be agreed.</p>	<p>Site Layout</p> 
<p>Accommodation</p>	<p>Legal Costs</p>
<p>The accommodation is approximately as follows: (measured to Gross Internal Area)</p> <p>Total - 786.4 sq. m. / 8,465 sq. ft.</p>	<p>Both parties to bear their own legal costs incurred in the transaction.</p>
<p>Rent</p>	<p>EPC</p>
<p>£70,000 p.a.x</p>	<p>C - 60</p>
<p>Lease</p>	<p>Viewing</p>
<p>The property is available on Assignment or new lease terms to be agreed.</p>	<p>Strictly by appointment with the sole agents:</p>
<p>Rates</p>	
<p>Rateable Value: £40,750 Rates Payable: £19,967.50 (2019/2020)</p>	

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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