

# RARELY AVAILABLE INDUSTRIAL SITE FOR SALE IN A PRIME LOCATION.

[1.033 acres]

## 3-5

## WOODBIDGE MEADOWS

GUILDFORD \_ SURREY \_ GU1 1BA

### OF INTEREST TO DEVELOPERS, IOS AND OWNER OCCUPIERS.

- 0.5 miles to the A3 for access to the North and South
- 0.8 miles to Guildford train station providing fast links to London Waterloo
- 8 miles to the SW of the M25, Junction 10
- 0.5 miles from Surrey University, a leading research university attracting business and investment to Guildford.

**Kimmre**



## DESCRIPTION

The site offers a unique opportunity for a number of alternative employment uses subject to planning consent.

Long Leasehold to Guildford Borough Council. 150 years from 06/06/2007 at a rent of £10,725 p.a., with upwards only 5 yearly reviews to market rent. Next review 06/06/2027. Review is 5 yearly to greater of passing rent or 4% of the market rent.

## PROPOSAL

We are instructed to seek offers for the long leasehold interest in the subject property, subject to contract and exclusive of VAT.



# LOCATION

Guildford is a major commercial centre located 8 miles outside of the M25 on the A3 corridor. The site is situated on the south side of Woodbridge Meadows, an established business area within walking distance of the town centre, train station and a short drive to the A3. The University of Surrey is also nearby.

## NEARBY OCCUPIERS INCLUDE:



PORSCHE



[Google map link](#)

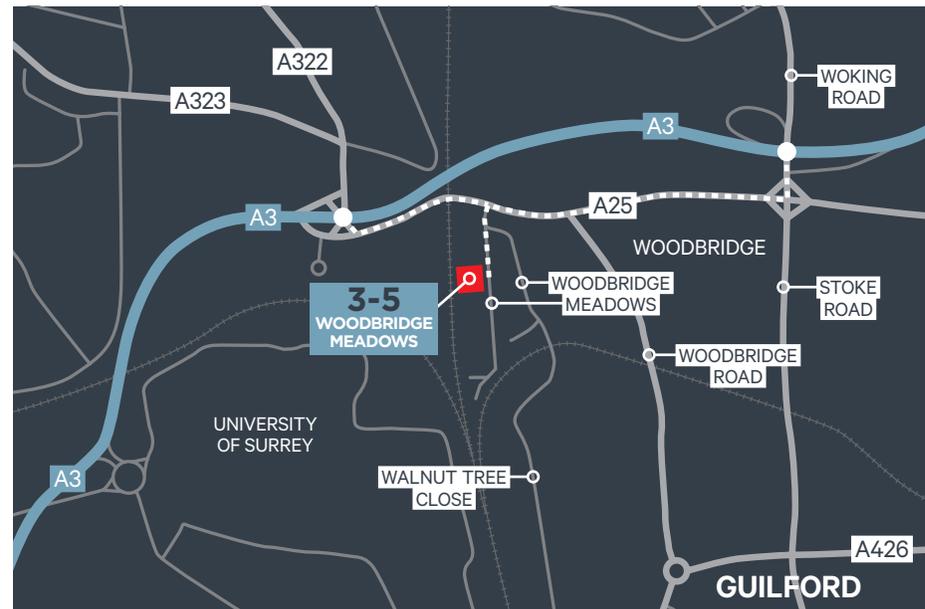
[What3Words: nest.tell.decreased](#)



# SITE

→ 4181.790 sq m → 45,012 sq ft

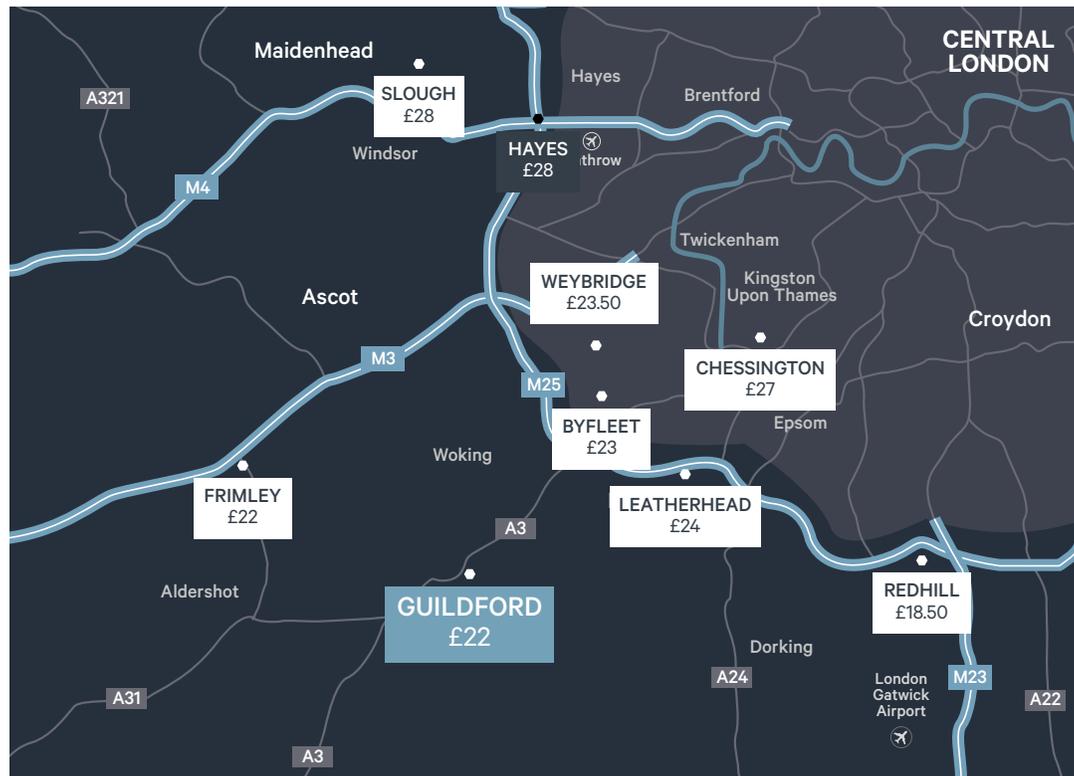
→ 0.418 ha → 1.033 Acres



## OCCUPATIONAL MARKET COMMENTARY

Occupier demand remains strong for core South East locations. Guildford benefits from being an affluent area with excellent transport links.

There have been very few development opportunities within Guildford over the last 10 years, allowing the opportunity to push existing headline rents. Due to the lack of supply the last mile logistics sector is under represented in Guildford.



## FURTHER INFORMATION

### Anti-money laundering

Money Laundering Regulations In accordance with Anit Money Laundering Regulations, full disclosure of the proposed entity and confirmation of the funding source will be required at the time Heads of Terms are agreed.

### Surveys and Ground Conditions

TBC.

### Planning

TBC.

### VAT

VAT will be payable on the sale price.

## CONTACT:

# Kimmre

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MISREPRESENTATION ACT 1967  
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[carve-design.co.uk](http://carve-design.co.uk) 17193/3