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TO LET

INDUSTRIAL WAREHOUSE & OFFICES – 4,392 SQ FT (816.06 SQ M)

Unit 6, 6-8 Midleton Industrial Estate, Guildford, Surrey, GU2 8XW

DESCRIPTION

Unit 6 benefits from 3-phase power, a 5.17m eaves height, and a roller shutter loading door, providing flexible space for a range of industrial and storage uses. The property also includes ground and first-floor office accommodation, 9 allocated parking spaces, and is situated on an established estate with 24-hour access.

LOCATION

Midleton Industrial Estate is located to the north of Guildford town centre, close to the A3 Wooden Bridge Interchange. The A3 provides a dual carriageway link to the M25 at junction 10, around 9 miles to the north.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	3,592	333.71
1 st floor (front) offices	206	19.14
1 st floor (rear) offices	594	55.20
TOTAL	4,392	816.06

AMENITIES

- 3-Phase Power Supply
- 9 Allocated Parking Spaces (ratio of 1 space per 488 sq ft)
- Approx. 5.17m minimum Eaves Height
- Electric Roller Shutter Loading Door
- 24-Hour Access to the Industrial Estate
- Ground & 1st floor office accommodation
- Use Classes: Class E – Class Eg(iii) (old B1(c)), B2 and B8.

RENT

Rent on application

TERMS

Available on a new FRI lease, direct from the landlord, for a term to be agreed

RATES

Rateable Value (2026) £69,000, Rates Payable (2026/27) £33,120 based on standard business multiplier of 48.0p in the £. Interested parties should make their own enquiries with the local billing authority.

VAT

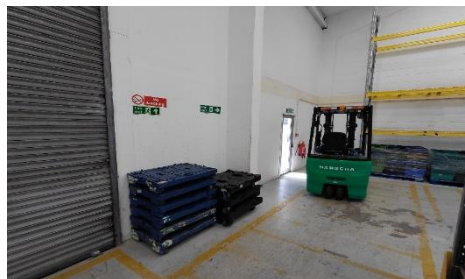
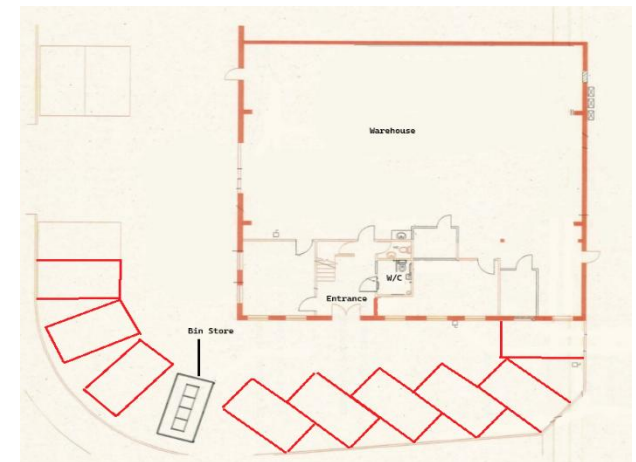
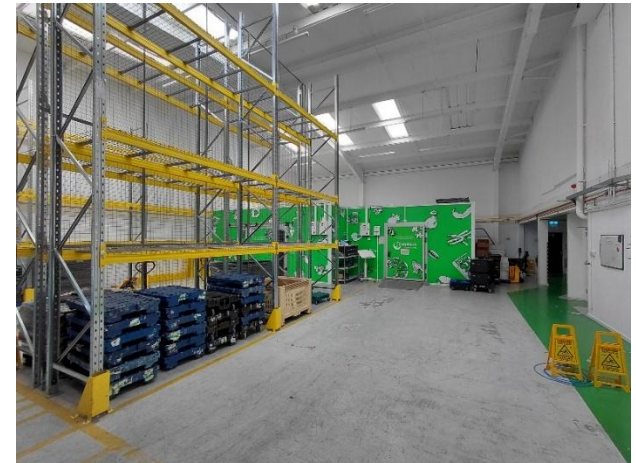
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.

**VIEWINGS – 01483 538181**

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