

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

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B4

B5

**TO LET**

**INDUSTRIAL UNIT WITH TRADE COUNTER USE – 2,924 SQ FT (271.64 SQ M)**

**Unit B4, Moorfield Point, Moorfield Road, Slyfield Industrial Estate, Guildford, GU1 1RU**

**DESCRIPTION**

A newly refurbished, mid-terrace industrial/warehouse unit with office & WC facilities. The unit is of portal frame construction with part brick and part profiled cladding. On site parking is provided. Refurbishment works have included complete redecoration throughout, new LED lighting and new floor finishes.

**LOCATION**

Moorfield Point is situated on Moorfield Road on the Slyfield Industrial Estate - Guildford's premier industrial location. The Slyfield estate is off the A320 Guildford to Woking Road to the north of Guildford town centre. The A3 dual carriageway can be reached less than 1 mile to the south. Nearby occupiers include Screwfix, Champion Timber, SELCO and Howdens.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Unit B4	2,924	271.64
<b>TOTAL</b>	<b>2,924</b>	<b>271.64</b>

**AMENITIES / OPPORTUNITY**

- 6.5m to eaves
- Offices at 1st floor to around 10% of total area
- Up and over door
- Car parking - 6 spaces
- Newly refurbished

**RENT**

£16.50 Per sq ft

**RATES**

RV (2026) - £44,000  
 Rates payable (2026/27) - £19,008 based on small business multiplier of 43.2p in the £

**VAT**

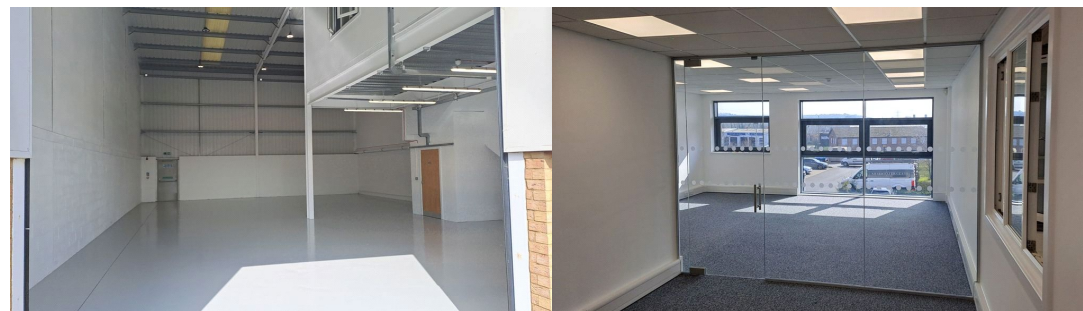
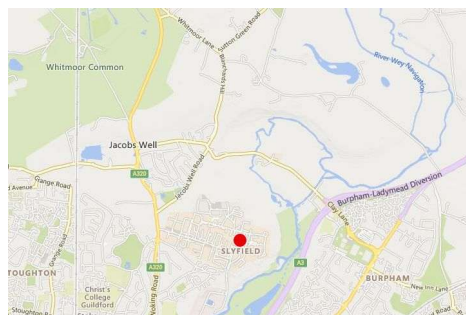
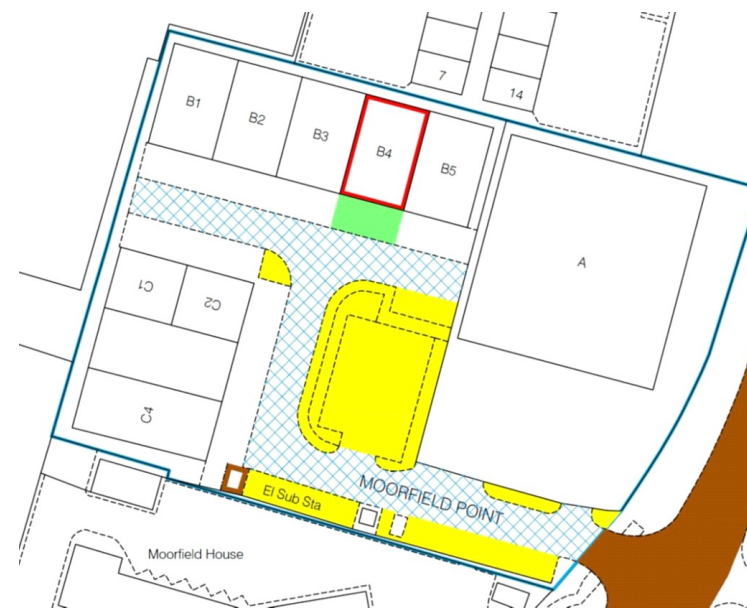
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



**VIEWINGS –**

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