

A MIX OF OFFICES, HI-TECH & MID-TECH TYPE BUILDINGS AVAILABLE



TO LET PRELIMINARY PROPERTY PARTICULARS

SIZES FROM 2,500 ft² to 35,000 ft² (232 – 3,250 m²)

**BROADFORD BUSINESS PARK, SHALFORD,
NR GUILDFORD, GU4 8EP**

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- ▶ **Rents from £20 ft²**
- ▶ **Landscaped Courtyard Development – Pleasant Views Over River Wey**
- ▶ **Four Buildings Available of Various Sizes and Uses**
- ▶ **Good Access to Guildford Town Centre (Park & Ride Scheme Available)**
- ▶ **Shalford Station On the Guildford/Reading – Gatwick/Redhill Line**
- ▶ **Allocated Parking for Each Unit**
- ▶ **Walking Distance to local Shops & Cafes**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Broadford Business Park is situated approximately 1.5 miles south of Guildford town centre just off the A248 close to its junction with the A281 Horsham Road. The A3 is a short distance away which provides easy access to junction 10 of the M25 and hence the national motorway network which allows easy access to both Heathrow and Gatwick airports as well as the rest of the country.



Shalford Railway station is within walking distance which offers a direct service to Gatwick Airport to the East, and to the West Guildford station with a regular train service to London Waterloo (approx 35 mins) and to many other destinations throughout the South East.



DESCRIPTION

A landscaped courtyard development of 4 Office/Hi-Tech/Mid-Tech units originally believed to have been constructed in the 1980's, and have been refurbished individually in recent years. The units are of steel frame construction, with brickwork and glass work to the exterior. The estate has good parking provisions with Bishopsgate House having its own dedicated car park and loading/unloading area.



SPECIFICATION

- Buildings offering a flexible mix of uses
- Landscaped Courtyard
- River Location
- Some Buildings Having Loading Doors
- Toilet & Kitchenette Facilities within each building
- Allocated parking
- Walking distance to Village Shops and Café
- Walking distance to Shalford Station with a direct Gatwick and Guildford Service

Building Name	Size - Ground Floor (Gross Internal) ft ²	Size - First Floor (Gross Internal) ft ²	Rent (per annum exc.)
Bishopsgate House	10,395	10,395	£416,000 pax - £20 ft ²
Northfield House	N/A	5,283	£119,000 pax - £22.50 ft ²
Southfield House	N/A	2,407	£54,150 pax - £22.50 ft ²
River House	6,685	N/A	£134,000 pax - £20 ft ²

*Areas quoted are approximate



SERVICE CHARGE

To be confirmed.

BUILDINGS INSURANCE

To be confirmed.



LEASES

The units will be available on new leases, with the length of lease term by agreement.

VAT

VAT will be chargeable on the rent, service charge and buildings insurance.

LEGAL COSTS Each party to be responsible for their own legal costs within the transaction.



BUSINESS RATES Further information on application.

ENERGY PERFORMANCE CERTIFICATES (EPCs)



First Floor Northfield House



First Floor Southfield House



Suite 1 River House



Bishopsgate House

AVAILABILITY

Further information on application.

FURTHER INFORMATION FROM THE JOINT SOLE AGENTS:

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