

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**INDUSTRIAL WAREHOUSE (B2 USE) – 549 SQ FT (51 SQ M)**

**Unit 10 Midleton Enterprise Park, Guildford, Surrey, GU2 8FT**

**DESCRIPTION**

Unit 10 has been built to a high-quality specification with gas fired radiant tube heating system, high-efficiency led lighting, power assisted loading bay door and 3-phase power. There is parking allocated on site, including EV charging points. The development is designed to be energy efficient and will include roof mounted solar panel units to benefit the tenant

**LOCATION**

Midleton Enterprise Park is located within Midleton Industrial estate which is 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      |
|--------------|------------|-----------|
| <b>Total</b> | <b>549</b> | <b>51</b> |

**AMENITIES**

- 3-Phase Power Supply
- 2 Allocated parking spaces (EV charging point)
- 4.6-4.9m eaves height
- Heating & lighting to warehouse area
- 24-Hour Access
- 37.5 KN/m2 warehouse floor loading
- W/C facilities

**RENT**

£13,750 per annum exclusive of business rates, building insurance, estate charge and all other outgoings

**TERMS**

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

**RATES**

Rateable Value (2026) £10,250, Rates Payable (2026/27) £4,428 based on small business multiplier of 43.2p in the £. Please note if this is your only commercial property then rates payable will not apply.

**VAT**

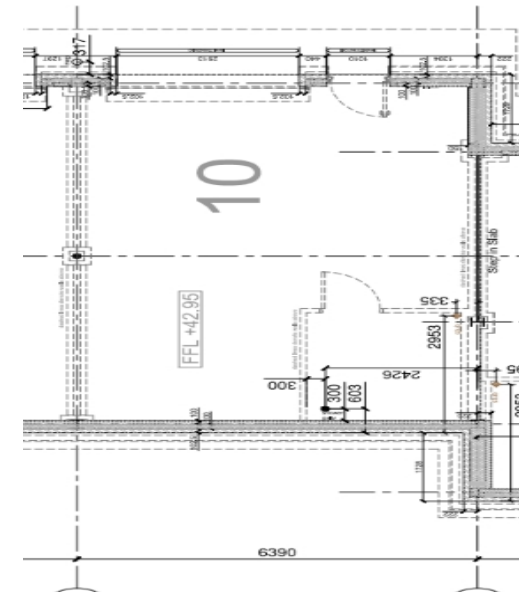
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of A.

**VIEWINGS – 01483 538181**

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