

# OLD BEAVER DEPOT

BIRTLEY ROAD | BRAMLEY | GUILDFORD

GU5 0LA



**0.73 ACRE OPEN STORAGE SITE WITH WAREHOUSE BUILDING**

TO LET - 0.73 ACRES (0.30 HECTARES)



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hurstwarne.co.uk

### KEY BENEFITS



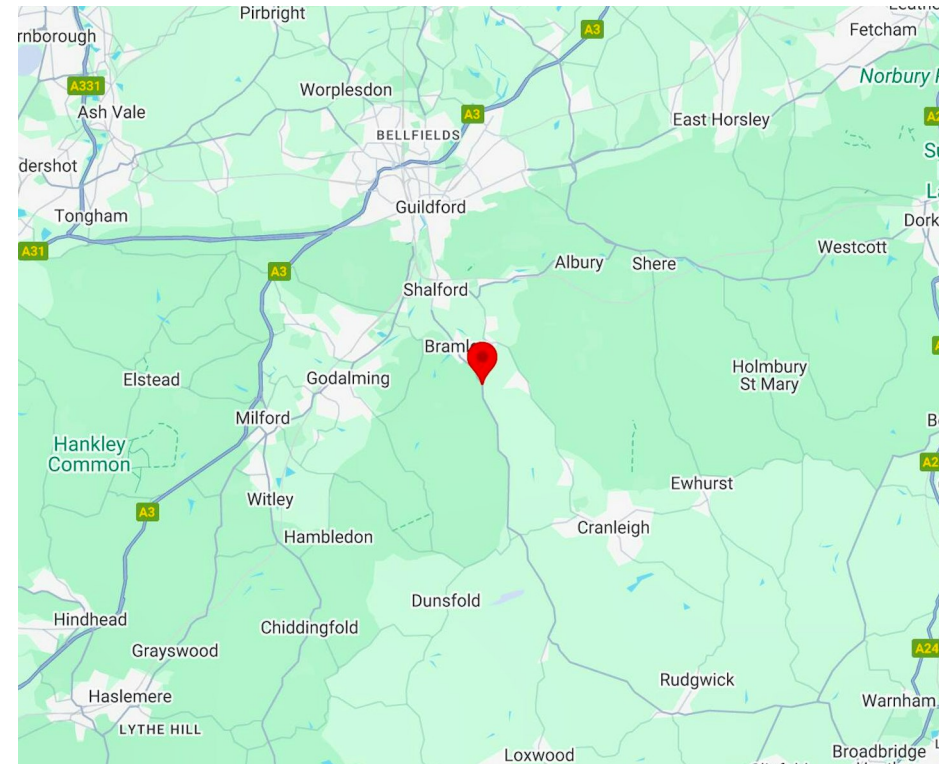
- Site approx. 0.73 acres (including building)
- Prominent location with approx 100m frontage fronting the A281
- Secure site
- Warehouse circa 3,000 sq ft including first floor offices
- Good quality fitted offices with kitchen/breakout area.
- 5.7m warehouse eaves
- Roller shutter door
- South of Guildford town centre (approx. 5 miles)

### LOCATION



Positioned on the A281, Beaver depot provides quick access to Guildford (approx. 10 minutes by car), Godalming and Horsham. The nearby A3 connects directly to the M25 (J10) providing easy access to London, Gatwick and Heathrow airports, as well as the south coast.

Bramley village is nearby offering local amenities, while Guildford itself provides a wide range of retail, leisure and business facilities. Guildford mainline station offers frequent trains to London Waterloo (35-minutes).



### DESCRIPTION



The Old Beaver depot offers approximately 0.73 acres of secure open storage land together with a detached warehouse (circa. 3,000 sq ft) with first and second floor offices. The secure site benefits from excellent prominence to main road (A281) with good access for HGV's.

The warehouse space has a min 5.7m eaves, with an electric roller shutter door opening up onto the storage yard. The offices have suspended ceilings with lighting and comfort cooling/heating units. There are existing partitioned offices/meeting room and a kitchen/break out area. Externally there is security lighting around the building.

The site's yard space and infrastructure make it attractive for logistics operators and trade occupiers seeking a well connected base in Surrey.



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### RETAINED AREA

The landlord will retain secure yard area of approx. 0.15 acres to the north of the site, highlighted in blue on the site plan. They will occupy this on a short-term basis and the area will have its own access and will be securely fenced. The landlord may be able to offer this additional land at a later date.

### SUMMARY

- Rent: £210,000 per annum Rental Guide.
- Available Size: 0.73 Acres
- Rates Payable: N/A
- EPC: E (115)



### TERMS

Available To Let on a new lease for a term to be agreed, on a full repairing and insuring basis. Lease term for a period of up to 10 years.

### VIEWINGS & INFORMATION



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### ACCOMMODATION

NAME	BUILDING TYPE	SIZE	AVAILABILITY
Outdoor - Site and Building	Land	0.73 Acres	Available
Building - Warehouse and offices	Industrial / Warehouse	3,000 sq ft	Available

**SUBJECT TO CONTRACT** Prices & rentals are subject to VAT where applicable.

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