



**MAKING
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TO LET

**Moorfield Road, Slyfield Industrial Estate, Guildford, Surrey, GU1 1RU
YARD / OPEN STORAGE / PARKING – 2.5 ACRES**

DESCRIPTION

A rectangular site of appx. 2.5 acres with large frontage to Moorfield Road. The existing buildings are to be demolished leaving clear flat concrete surface. There will be a workshop of appx 9,000 sq ft in the rear South corner.

LOCATION

Guildford is appx 30 miles south west of central London.
 M25 (J10) 9 miles
 A3 1.3 miles
 Portsmouth 47 miles

Slyfield industrial estate is the main industrial area for Guildford and provides a mix of warehouses, Trade Counter and Car Showrooms. It is just off the A3 and 2.2 miles from Guildford town centre and mainline station.

The site is prominently located on a corner plot.

ACCOMMODATION

	ACRES	HECTARES
Site	2.5	1.01
Workshop	9000 sq ft	83.6 sq m

AMENITIES

- Prominent position
- Estate road frontage
- Flat hardstanding
- Flexible lease
- Mains services available

RENT

On application.

TENURE

To be let on new lease.

RATES

To be reassessed.

VAT

VAT will be applicable to the rent.

LEGAL COSTS

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



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