

# HI-TECH OFFICE / INDUSTRIAL PREMISES

## TO LET

11,025 FT<sup>2</sup> (1,024.2 M<sup>2</sup>)

## NORTHFIELD HOUSE, BROADFORD BUSINESS PARK, GUILDFORD, SHALFORD GU4 8EP

\*ONLY £7.00 FT<sup>2</sup>\*



- ▶ **Hi-Tech Building**
- ▶ **Established Business Park**
- ▶ **Flexible Lease Terms**
- ▶ **Economic Rent**
- ▶ **27 Car Spaces**
- ▶ **Available as a Whole or in Part**



**187 Lynchford Road  
Farnborough  
Hampshire  
GU14 6HD**

**T: 01252 415900  
F: 0845 5002623**

Offices also at:  
St Georges Yard, Farnham

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

**Advice and Expertise** on the following:

**Sales**

**Lettings**

**Acquisitions**

**Rent Reviews**

**Lease Renewals**

**Valuations for Loans and Taxation Purposes**

**Investments**

**Land**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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 serves Guildford station with a regular train service to London Waterloo (approx 35 mins) and to many other destinations throughout the South East.

## DESCRIPTION

Northfield House comprises one of the four high tech business units on this well established estate which is home to such occupiers as Gordon Murray Design and Alphameric. The building is arranged on ground and first floors with the first floor being given over entirely to office accommodation whilst the ground floor can be used for industrial/workshop/warehouse purposes. The first floor offices have the benefit of cassette air conditioning and raised access floors are arranged mainly in open plan although partitioned in some areas to provide individual offices. The floor is capable of further sub division if required or being completely cleared out to create an entirely open plan environment.

## ACCOMMODATION

The gross internal floor area is as follows

First Floor	Offices	5,283 ft <sup>2</sup>	(490.83 m <sup>2</sup> )
Ground Floor	Industrial	5,239 ft <sup>2</sup>	(486.66 m <sup>2</sup> )
	Reception	503 ft <sup>2</sup>	(46.69 m <sup>2</sup> )
<b>TOTAL</b>		<b>11,025 ft<sup>2</sup></b>	<b>(1,024.18 m<sup>2</sup>)</b>

The office and industrial areas can be made available separately if required. Further details on request.

## TERMS

The premises are available on the basis of a new lease with terms by agreement.

## RENT

£77,000 per annum, exclusive of VAT and all other outgoings.

## SERVICE CHARGE

Currently running at approx £0.60 pence ft<sup>2</sup>.

## RATES

The premises are currently assessed at RV £141,000 and thus the rates payable for the year ended April 2010 equate to approximately £68,385.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment with the **Joint Sole Agents:**



David Savage  
**Clare & Company**  
187 Lynchford Road  
Farnborough  
GU14 6HD

Peter Da Silva  
**Wadham & Isherwood**  
11 Quarry Street  
Guildford  
GU1 3UY

**Telephone:** 01252 415900  
**Mobile:** 07798 761028  
**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

01483 300176  
07768 146953  
[pds@wadhamandisherwood.co.uk](mailto:pds@wadhamandisherwood.co.uk)

**REF**  
09/060C