

INDUSTRIAL / WORKSHOP PREMISES

TO LET

5,239 FT² (486.66 M²)

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

ONLY £6.00 FT²



- ▶ **Hi-Tech Building**
- ▶ **Established Business Park**
- ▶ **Flexible Lease Terms**
- ▶ **Economic Rent**
- ▶ **9 Car Spaces**
- ▶ **3.4m Eaves Height**



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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 Hi-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 purposes. The industrial/workshop/storage accommodation comprises the entire self contained ground floor which provides excellent cleared space, accessed by 3 double loading doors to the side, as well as a reception at the front of the building.

ACCOMMODATION

The gross internal floor area is as follows

GROUND FLOOR **5,239 ft²** **(486.66 m²)**

NB: A further 5,282 sq ft of offices is available on the first floor of the building. Details on request.

TERMS

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

RENT

£32,000 per annum, exclusive of VAT and all other outgoings.

SERVICE CHARGE

Currently running at approx £0.60 pence ft².

LEGAL COSTS

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

VIEWING

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

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