

**TO LET**

**TWO STOREY OFFICE BUILDING/HI-TECH BUILDING**

2,226-5,139 ft<sup>2</sup> (206.8-477.5 m<sup>2</sup>)

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**SOUTHFIELD HOUSE, BROADFORD BUSINESS  
PARK, GUILDFORD, SHALFORD, GU4 8EP**

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**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900**

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)

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- ▶ **Impressive Business Image**
- ▶ **Ideal to be Utilised as a Hi- Tech Building**
- ▶ **Double Doors to Ground Floor**
- ▶ **Established Business Park**
- ▶ **7/14 Car Parking Spaces**

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

Southfield House comprises part of 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 excellent potential to use the ground floor for storage, or Hi-Tech type uses, or the whole can be used as offices and can be split on a floor by floor basis.

## ACCOMMODATION

The net useable floor area is as follows:-

Ground Floor	2,398 ft <sup>2</sup>	(222.78 m <sup>2</sup> )
First Floor	2,226 ft <sup>2</sup>	(206.80 m <sup>2</sup> )
Reception	515 ft <sup>2</sup>	(47.92 m <sup>2</sup> )
<b>TOTAL</b>	<b>5,139 ft<sup>2</sup></b>	<b>(477.50 m<sup>2</sup>)</b>

## TERMS

The premises are available on the basis of a Full Repairing and Insuring lease/s with length of term by agreement.

## RENT

To be confirmed.

## SERVICE CHARGE

An annual service charge for the year 2010/2011 of £3429.06 plus VAT for the whole building, or a 50/50 split of £1714.53 plus VAT for the year per floor.

## 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**  
7 Alexandra Road  
Farnborough  
GU14 6BU

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

**Telephone:** 01252 415900

01483 300176

**Mobile:** 07798 761028

07768 146953

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

[pds@wadhamandisherwood.co.uk](mailto:pds@wadhamandisherwood.co.uk)

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 91

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

REF

11/022C