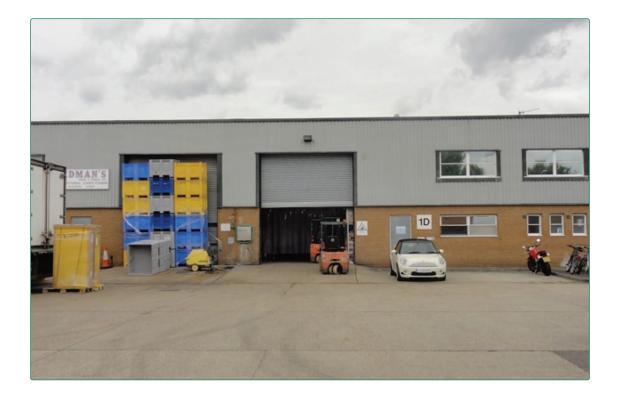


Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

LEASE ASSIGNMENT INDUSTRIAL WAREHOUSE/TRADE COUNTER UNIT

in total 7,825 sq ft (726.97 sq m)



UNIT 1D CATHEDRAL HILL INDUSTRIAL ESTATE GUILDFORD • SURREY • GU2 7YB

GROUND FLOOR APPROX: 4,850 SQ FT (450.60 SQ M)
MEZZANINE FLOOR APPROX: 2,175 SQ FT (201.95 SQ M)
FIRST FLOOR OFFICE (1) APPROX: 600 SQ FT (55.58 SQ M)
FIRST FLOOR OFFICE (2) APPROX: 200 SQ FT (18.58 SQ M)
AMPLE CAR PARKING AND YARD

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU T: 01483 538131 F: 01483 557549 w: www.gascoignes.com e : enquiries@gascoignes.com

UNIT 1D CATHEDRAL HILL INDUSTRIAL ESTATE

GUILDFORD • SURREY • GU2 7YB

LOCATION:	The property is located on the Cathedral Hill Industrial Estate situated to the north of Guildford Town Centre adjacent to the A3. The Cathedral Hill Industrial Estate is between Guildford Business Park and Guildford Industrial Estate and is accessed directly from the A3 .Wooden Bridge. roundabout. Other occupiers on Cathedral Hill include Graham builders merchants and National vehicle rentals.		
DESCRIPTION:	Unit 1D Cathedral Hill Industrial Estate is a purpose built mid terrace industrial/warehouse unit with offices on the first floor to the front elevation. Loading is via a full height roller shutter loading door from the yard/parking area at the front.		
AMENITIES:	 Full height Roller Shutter Door Eaves height 3.2m to underside of mezzanin Separate Ground Floor Male/Female WC's Potential for trade counter use Site adjacent to A3 dual carriageway 	de of mezzanine• Offices at 1st floorFemale WC's• Ground Floor Kitchenette• Ample parking/yard to front	
ACCOMMODATION:	Ground Floor approximately: Mezzanine Floor approximately: First Floor Office 1. approximately: First Floor Office 2. Approximately: Car Parking and yard to front within the dem	4,850 sq ft (450.60 sq m) 2,175 sq ft (201.95 sq m) 600 sq ft (55.58 sq m) 200 sq ft (18.60 sq m) ise	
TERMS:	The premises are held on a 10 years full repairing and insuring lease from June 2015, with a rent review in June 2020 and break option at the end of the 7th year of the term.		
RENT:	£43,648.00 per annum exclusive plus VAT		
	NB. Current ERV circa £62,750.00, therefore a profit rental of approximately £38,000.00 to Rent Review in 2020		
SERVICE CHARGE:	Tenant responsible for 5.77% of the overall Service Charge budget. Figure to be confirmed for current year but, circa £1,500.00 plus VAT.		
PRICE:	Offers in the region of $\pounds 20,000.00$ plus VAT sought for the benefit of the leasehold interest.		
VAT:	The premises are elected for VAT.		
LEGAL COSTS:	Each party to bear their own professional and legal costs.		
RATES:		00 00 per annum for the current Financial Year	
VIEWING:	Strictly by prior appointment through the Sole Agents.		
	Gascoignes Rod Walmsley	om	

ARTERED SURVEYORS GUILDFORD 01483 538131 www.gascoignes.com rod@gascoignes.com

Andrew Russell andy@gascoignes.com

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	or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial
(iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv)	Ltd which is registered in England No. 4336372