

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

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UNIT 1D CATHEDRAL HILL INDUSTRIAL ESTATE

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- 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 mezzanine
 - Separate Ground Floor Male/Female WC's
 - Potential for trade counter use
 - Site adjacent to A3 dual carriageway
 - Eaves height 5.2m approx. in part
 - Offices at 1st floor
 - Ground Floor Kitchenette
 - Ample parking/yard to front
- ACCOMMODATION:**
- | | | |
|--------------------------------------|-------------|---------------|
| Ground Floor approximately: | 4,850 sq ft | (450.60 sq m) |
| Mezzanine Floor approximately: | 2,175 sq ft | (201.95 sq m) |
| First Floor Office 1. approximately: | 600 sq ft | (55.58 sq m) |
| First Floor Office 2. Approximately: | 200 sq ft | (18.60 sq m) |
- Car Parking and yard to front within the demise
- 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 **£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:**
- | | |
|-----------------------|--|
| Rateable Value: | £40,000.00 |
| Rates Payable: | £19,200.00 per annum for the current 2018/19 Financial Year |
- VIEWING:** Strictly by prior appointment through the **Sole Agents**.



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NOTE:

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