

**BRAND NEW
BUSINESS UNITS**

5 REMAINING

Gascoignes
CHARTERED SURVEYORS
GUILDFORD 01483 538131
www.gascoignes.com

8 x BRAND NEW BUSINESS/OFFICE UNITS

From 2,301 sq ft (213 sq qm) to 16,720 sq ft (1,553 sq qm) approx.

(Individual units can also be combined to create larger units)

TO LET - FROM 2,300 SQ FT



**HEYWORTH BUSINESS PARK • OLD PORTSMOUTH ROAD
PEASMARSH • GUILDFORD • SURREY • GU3 1AF**

LOCATION: 2 miles from Godalming town centre 2 miles from Guildford town centre and easy access to Gatwick and Heathrow airports via the A3 trunk road at Compton, is 1 mile away.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
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**HEYWORTH BUSINESS PARK • OLD PORTSMOUTH ROAD
PEASMARSH • GUILDFORD • SURREY • GU3 1AF**

DESCRIPTION: Heyworth Business Park is a brand-new development of Business/Office units of steel frame construction with part brick/part clad elevations in semi-landscaped grounds.

It is envisaged that each of the units will be finished to high specification to include: Air Conditioning, Kitchen facilities, Double Glazed window units and LED Lighting whilst, externally there is designated car parking, visitor parking, CCTV and a secure barrier with access/entry system to the estate.

ACCOMMODATION: (All areas are GIA and approx.)
The development is arranged to provide 8 individual units over 2 floors ranging from 2,301 sq ft.
NB units can be combined in order to cater for a larger space requirement.

| | | | |
|---------------|--------------------|---------------|--------------------|
| UNIT 1 | LET | UNIT 2 | 2,301 SQ FT |
| UNIT 3 | LET | UNIT 4 | 2,403 SQ FT |
| UNIT 5 | 2,403 SQ FT | UNIT 6 | 2,403 SQ FT |
| UNIT 7 | 2,403 SQ FT | UNIT 8 | LET |

AMENITIES: It is anticipated that each unit will benefit from the following amenities:

- Air Conditioning
- Male, Female and Disabled Persons WCs
- Double Glazing
- On-site Parking/Charging Points
- 2.60m [ground] and 2.40m [first] Ceiling Height
- Secure, Gated access to the development
- Kitchen Facilities
- Floor Trunking
- Suspended Ceilings
- LED Lighting
- CCTV

TERMS: The units are available on new FRI Leases for periods to be agreed.

RENT: £25.00 per sq ft - subject to final specification, finish and lease terms.

VAT: VAT will apply.

BUSINESS RATES: Details up on application.

LEGAL COSTS: Each party to bear their own professional and legal costs.

VIEWING: The premises are available to view strictly by prior appointment through the **Joint Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

Westwood & Company

John Westwood
John@westwoodandco.com
01483 429393

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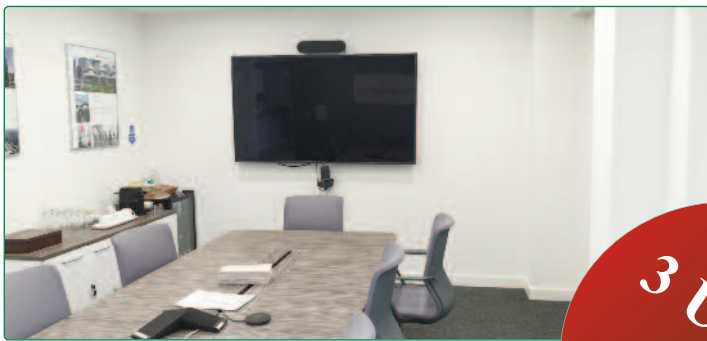
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NOTE:

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A selection of views from around the units.



**3 UNITS
LET**

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