

**BRAND NEW  
BUSINESS UNITS**

**Gascoignes**  
CHARTERED SURVEYORS  
**GUILDFORD 01483 538131**  
[www.gascoignes.com](http://www.gascoignes.com)

**TO LET**

## **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 (whole or in part)**



**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 - 2,403 sq ft              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 - 2,403 sq ft**

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

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

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)



John Westwood  
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