



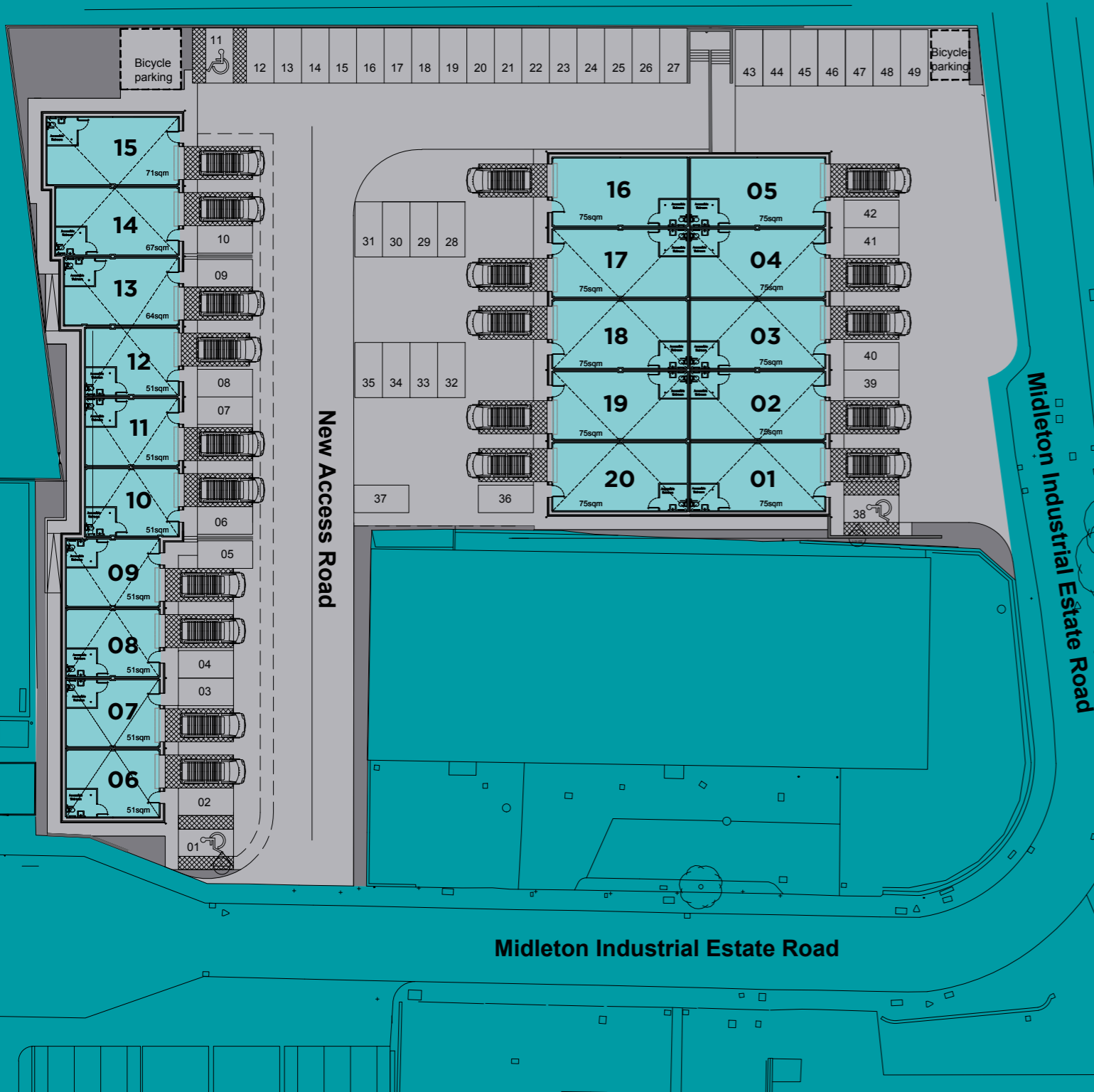
MIDLETON ENTERPRISE PARK



TO LET

**NEW LIGHT-INDUSTRIAL UNITS
550-1600 SQ FT**

MIDLETON ROAD GUILDFORD GU2 8FT



ACCOMMODATION

Please enquire for current availability

Unit	SQ FT	SQ M	Unit	SQ FT	SQ M
01	807	75	11	549	51
02	807	75	12	549	51
03	807	75	13	689	64
04	807	75	14	721	67
05	807	75	15	764	71
06	549	51	16	807	75
07	549	51	17	807	75
08	549	51	18	807	75
09	549	51	19	807	75
10	549	51	20	807	75



**UNITS
01-20
TO LET**



DESCRIPTION

A new development comprising 20 light-industrial / warehouse units. Each unit has been built to a high-quality specification with gas fired radiant tube heating system, high-efficiency LED lighting, power assisted loading bay door and 3-Phase power.

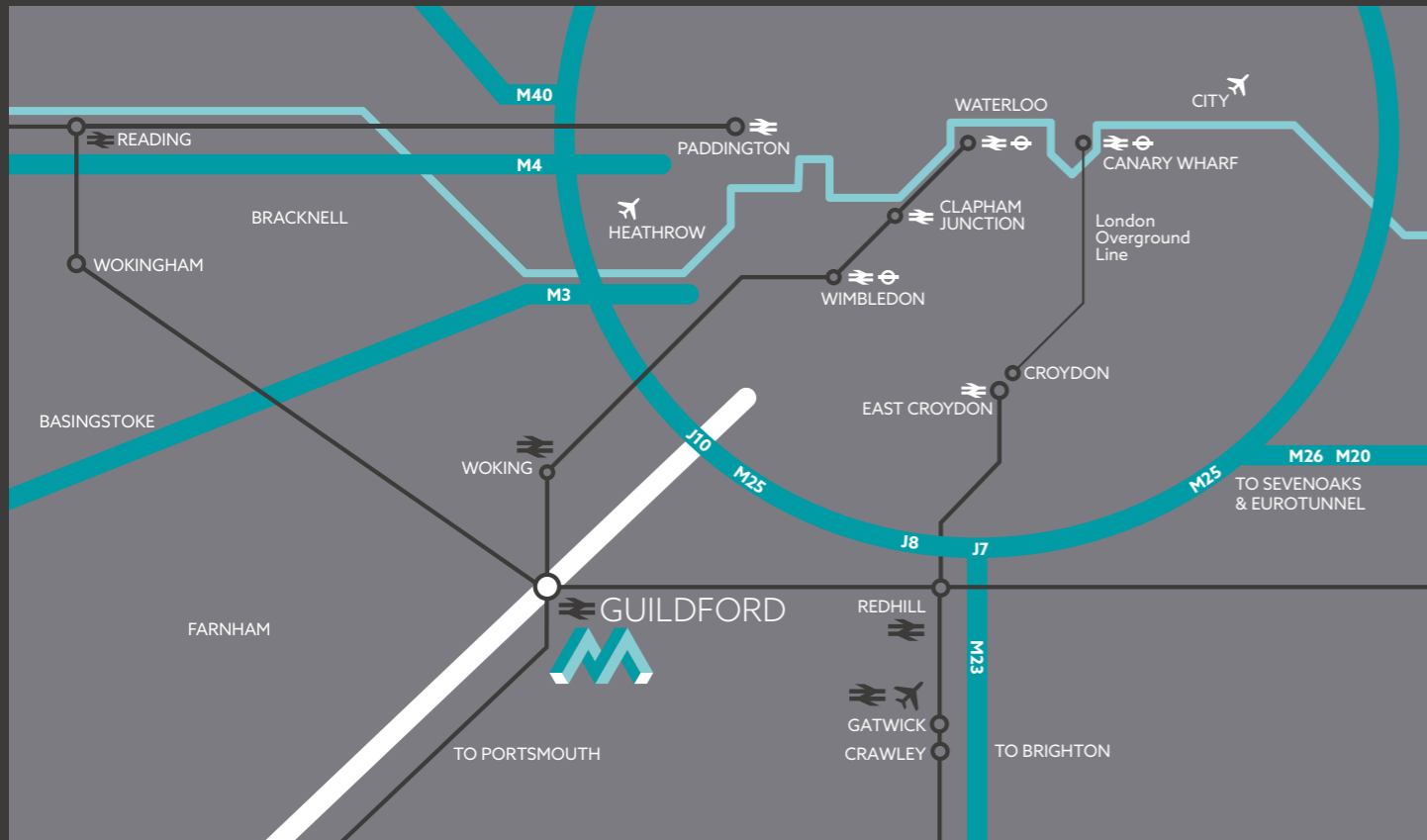
There is parking allocated on site, including EV charging points. The development is designed to be energy efficient and will include roof mounted solar panel units to benefit the tenant.

Units are available individually or can be combined as a pair.

SPECIFICATION

- 4.6 – 4.9m eaves height
- Power operated loading door to each unit
- 37.5 KN/m² warehouse floor loading
- WC facilities
- Electric car charging points
- Heating and lighting to warehouse areas
- Easy access to A3





MIDLETON ENTERPRISE PARK
 Midleton Road
 Guildford GU2 8FT

LOCATION

Midleton Enterprise Park is located on the Midleton Industrial Estate, to the north of Guildford town centre, close to the A3 Wooden Ridge Interchange.

The A3 provides a dual carriageway link to the M25 at junction 10, around 9 miles to the north.



SITUATION

Guildford is situated 33 miles south west of London on the A3 and is 10 miles from the M25. The journey time to Gatwick is 45 minutes and Heathrow T5 is under 35 minutes.

Guildford Station provides excellent rail links to central London in 37 minutes, as well as services to the wider Thames Valley and the South Coast.

The town is a thriving commercial location and is a popular retail destination with a full array of town centre amenities including the Friary Centre.

Midleton Enterprise Park is situated between the University of Surrey campus and the River Wey's Woodbridge Meadows. Guildford Travelodge and The Gym are just a 5 minute walk. There is a Caffé Kix on the nearby business park.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

To be assessed.

TERMS

The units are available on new FRI leases.

EPC

All units have achieved an A rating – a copy of the certificate is available on request.

MIDLETONENTERPRISEPARK.CO.UK

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment



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