

2-3

DENNIS WAY

Slyfield Industrial Estate, Guildford GU1 1AF



TO LET

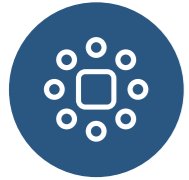
Industrial/warehouse premises

36,765 – 157,243 sq ft (3,509 – 14,608 sq m)

DESCRIPTION

Dennis Way comprises an industrial/warehouse complex with ancillary offices and staff accommodation and external hardstanding.

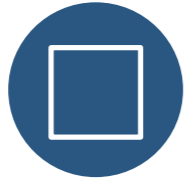
The current tenant is relocating and the buildings are to be left clear and suitable for occupancy as a whole, or possibly in complete buildings.



Self-contained modern manufacturing complex



36,765 - 157,243 sq ft (3,509 - 14,608 sq m)



8.92 acres
3.61 hectares



Secure site with gatehouse



Generous yard/circulation



187 space staff parking



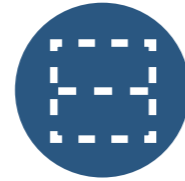
9 miles to the M25 (J10)



EPC Category D (76)



Main building 6m to eaves



Extensive hardstanding areas



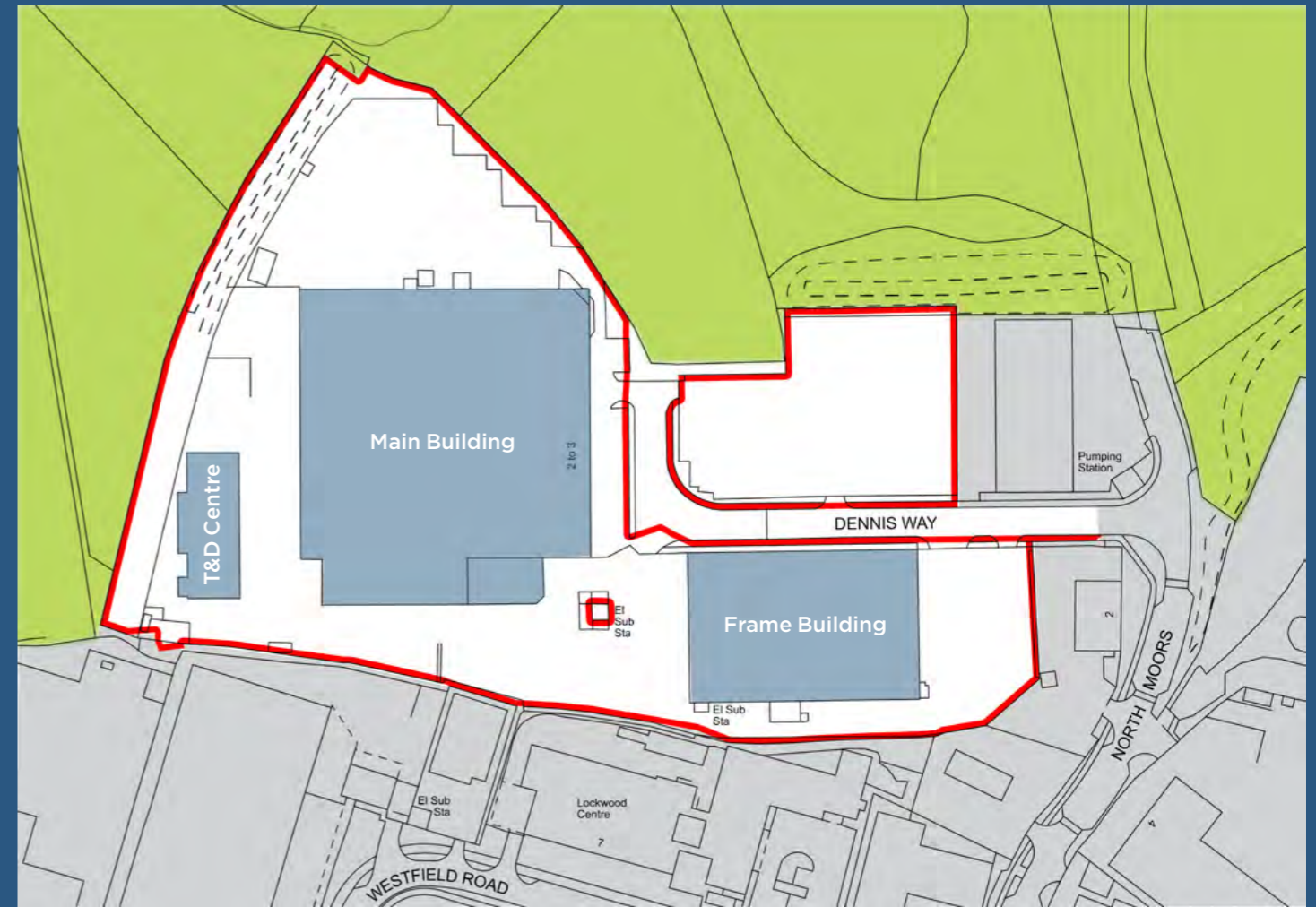
Multiple loading doors



Offices and staff accommodation



Main Building



ACCOMMODATION	sq ft	sq m	eaves height
Main Building: manufacturing			
Manufacturing	82,024	7,620	6m
Ground office	14,663	1,362	
First floor office	14,663	1,362	
Sub total	111,350	10,344	
T&D centre	8,128	755	5.5m
Frame Building			
Ground warehouse	37,186	3,455	6.5m
First floor	579	54	
Sub total	37,765	3,509	
GRAND TOTAL	157,243	14,608	

SITE	acre	hectare	car spaces
Site area	7.76	3.14	
Car park	1.16	0.47	187
Total	8.92	3.61	



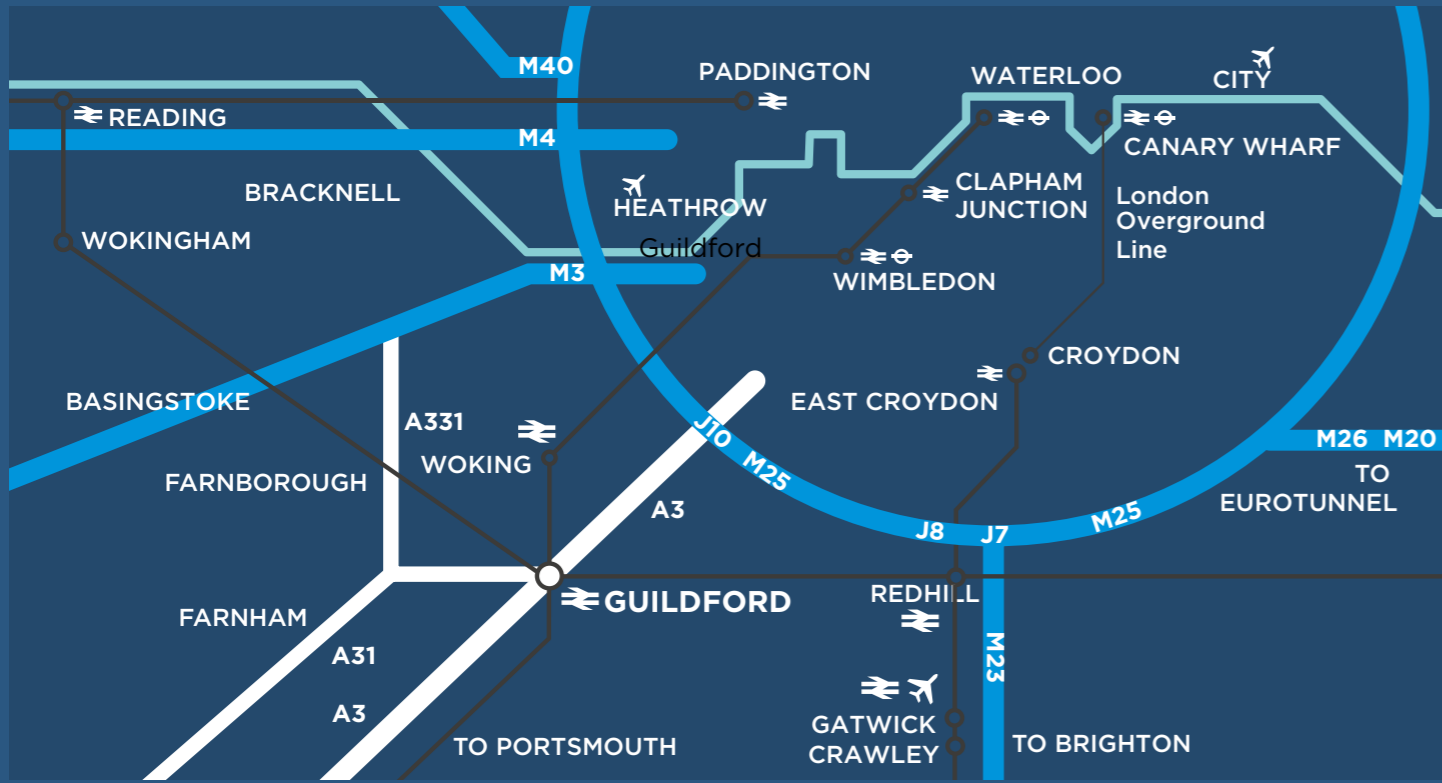
Car park



Frame Building



Loading area - Frame Building



LOCATION

The property is on Dennis Way on the Slyfield Industrial Estate, Guildford. This is Guildford's principal industrial estate, about two miles north of Guildford town centre and one mile north of the A3, off the A320.

The estate is well located strategically. The A3 provides a motorway-standard road northbound to connect with Junction 10 of the M25, about 8 miles north.



LOCAL OCCUPIERS



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, the South

Coast, Gatwick Airport rail connection and RailAir bus service to Heathrow. 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.



2-3

DENNIS WAY

VIEWING AND FURTHER INFORMATION

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