



The
ROCK

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THORNBERRY WAY | SLYFIELD INDUSTRIAL ESTATE
GUILDFORD | GU1 1QB

34,531 SQ FT (3,208 SQ M)
HEADQUARTERS/DISTRIBUTION UNIT
FULLY REFURBISHED & TO LET





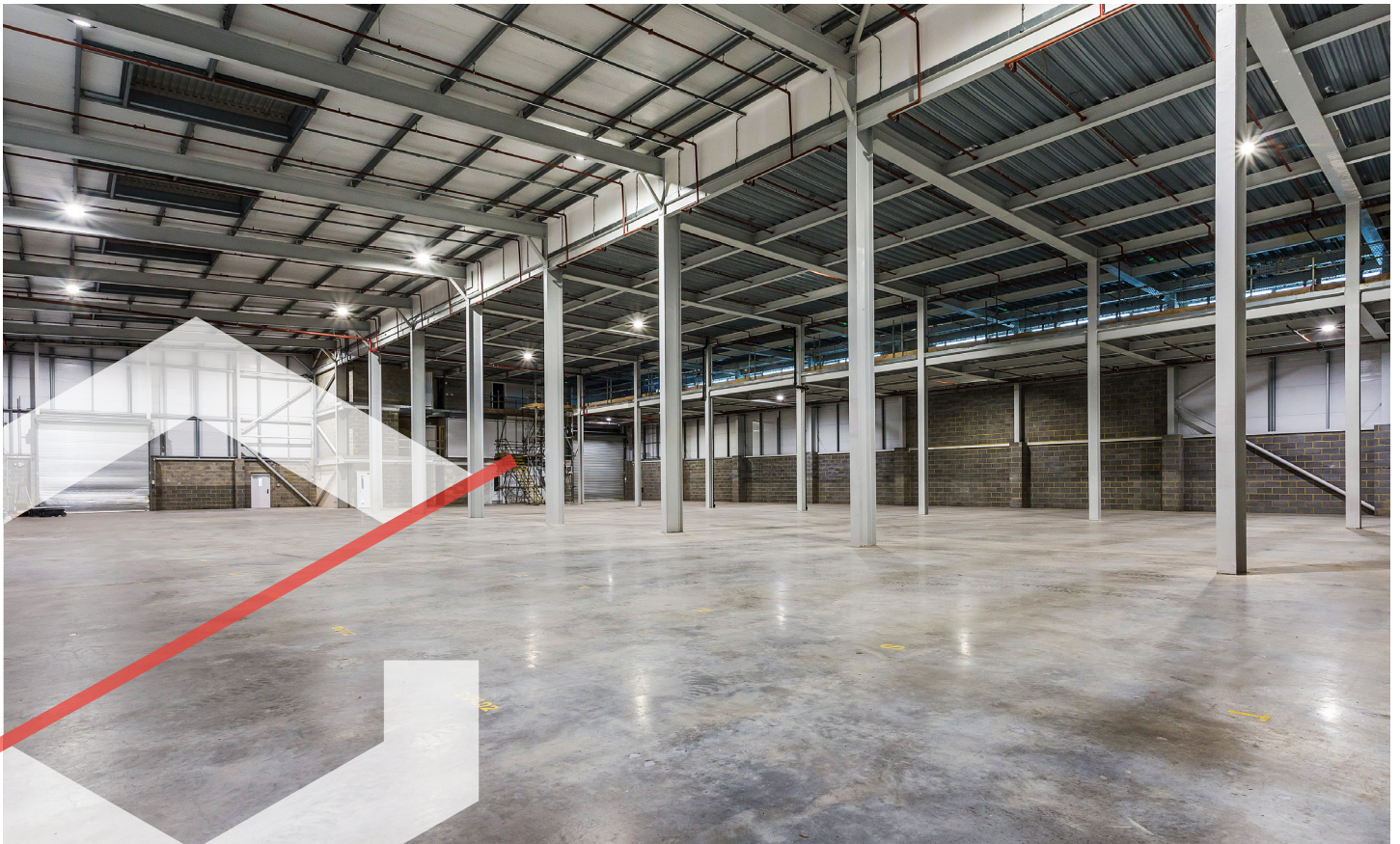
DESCRIPTION

Comprising a recently fully refurbished, modern detached industrial / headquarters unit of steel portal frame construction with profile metal cladding and open plan offices to third floor, which benefits from lift access, suspended ceilings, recessed lighting, raised access floor, new AC system and a roof terrace.

The warehouse benefits from 9.35m eaves and is served by two electric level access loading doors with canopies, a secure gated yard and generous parking provisions. Further benefits include a sprinkler system throughout.



Indicative image



SPECIFICATION

Warehouse

- 9.35m eaves
- 2 electric level access roller shutter doors with canopies
- LED lighting
- Sprinkler system
- 37.5kN/m² floor loading

Third floor offices

- Passenger lift
- Suspended ceilings, PIR controlled, recessed LED lighting & raised floor
- New Daikin AC system
- Kitchen
- Male, female & disabled WC
- Roof terrace

Ancillary

- Reception lobby with carpeting, heating, suspended ceiling with recessed LED lighting
- Male & female WCs to ground & 2nd floor, additional disabled WC to ground floor
- Warehouse office
- Further kitchen to 1st floor

External

- Secure self-contained site with gated entry
- Generous car parking
- LED flood lights



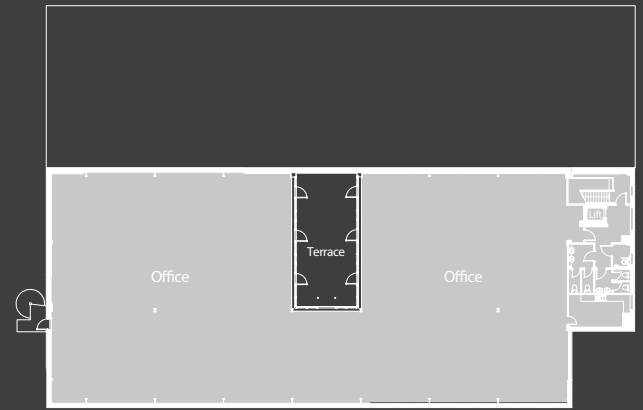
ACCOMMODATION

	Sq M	Sq Ft
Warehouse	1,631	17,556
Ground Offices / Ancillary	99	1,066
1st Floor Offices / Ancillary	98	1,055
2nd Floor Amenity	365	3,929
3rd Floor Offices	1,015	10,925
Total	3,208	34,531

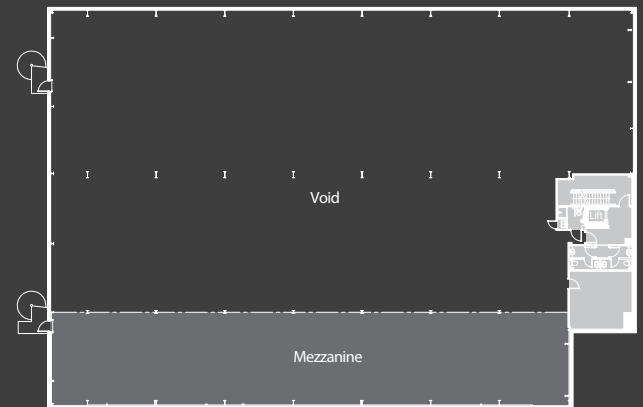
All areas are measured on an approximate gross internal area basis in accordance with the RICS Property Measurement Professional Statement 1st Edition (2015).

KEY

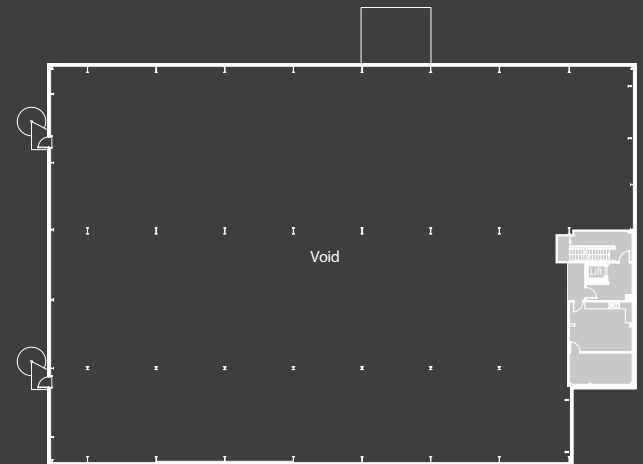
- Office
- Warehouse
- Amenity Mezzanine



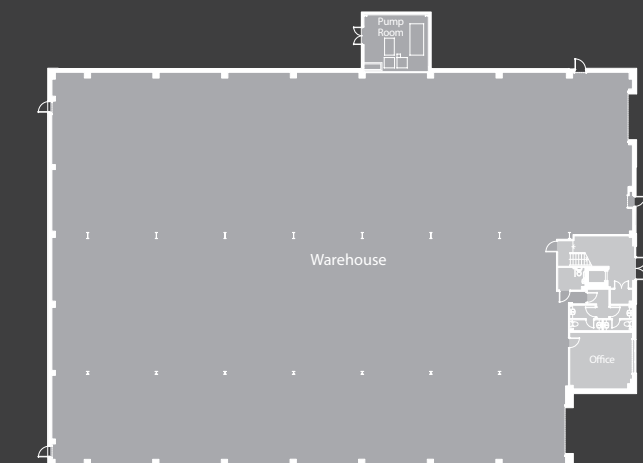
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





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GUILDFORD | GU1 1QB**



LOCATION

The Rock is located in the heart of Slyfield Industrial Estate and neighbouring occupiers include: Surrey Hill Removals, Champion Timber, Screwfix, Selco and Big Yellow Storage.

Slyfield Industrial Estate is located approximately 1.75 miles north of Guildford town centre and 9 miles south west of Junction 10 M25 motorway. The estate is accessed off the A320 which is the main arterial route linking the conurbation of Woking in the north and Guildford in the South. The principal arterial route to the estate from the M25 is via the A3.

SAT NAV GU1 1QB

TERMS

The property is available via a new lease from the Landlord, subject to the agreement of terms.

RENT

On Application.

RATEABLE VALUE

According to the VOA the Rateable Value for the premises with effect from 14 November 2019 is £270,000.

EPC

Energy performance rating is C -52.

USE

The property benefits from B8 use classes, with ancillary offices.

VIEWING

Strictly by appointment through the sole agents:

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MISREPRESENTATION ACT 1967

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Designed by
HEKTA



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