

Property Review & Solutions



Magna House 18-32 London Road Staines Surrey KT18 4BP
3,000 to 19,262 sq ft (279 to 1,790 sq m)

Property Review & Solutions

Our Property Review & Solutions brochure provides a selection of available properties from our extensive portfolio of office and warehouse stock. Furthermore, you will find commentary on topical commercial property matters and case studies showcasing current projects.

Local expertise Regional presence **Contact us today**

- Sales
- Lettings
- Property Acquisition
- Investment & Development
- Rent Reviews
- Lease Renewal
- Valuations
- RICS Registered Valuers

@hurst_warne



Farnborough 01252 816061 | **Woking** 01483 723344 | **Guildford** 01483 388800

Leatherhead 01372 360190 | **Redhill** 01737 852222 | **Fleet** 01252 813199 (Property Management)



LEATHERHEAD

One Springfield Drive
Leatherhead Surrey KT22 7NL
39,695 sq ft (3,688 sq m)

FOR SALE / TO LET

Call 01372 360190

- Grade A office accommodation
- Brand new feature reception
- Available for lease or purchase
- M25 Junction 9 is 2.5 miles away



HOOK

Form I
Bartley Wood Business Park
Hook Hampshire RG27 9XA
**3,500 to 21,902 sq ft
(325 to 2,035 sq m)**

TO LET

Call 01252 816061

- Full height reception
- Air conditioning
- Full access raised floors
- Metal tiled suspended ceilings
- On site parking



WOKING

No 2 Wells Court
Woking Surrey GU21 5UB

Call 01483 723344

TO LET

4,715 to 16,375 sq ft (438 to 1,521 sq m)



LEATHERHEAD

Russell House Regent Park
Leatherhead Surrey KT22 7LW

Call 01372 360190

TO LET

4,915 to 10,484 sq ft (457 to 974 sq m)



REDHILL

Regent House
Redhill Surrey RH1 1QT

Call 01737 852222

TO LET

1,801 to 28,490 sq ft (167 to 2,647 sq m)



WOKING

2nd Floor Hollywood House
Woking Surrey GU21 6HJ

Call 01483 723344

TO LET

9,615 sq ft (893 sq m)



FLEET

Admiral House
Fleet Hampshire GU51 4BB

Call 01252 816061

TO LET

2,203 to 6,642 sq ft (767 to 2,035 sq m)



STAINES

Magna House
18-32 London Road TW18 4BP

Call 01372 360190

TO LET

3,000 to 19,262 sq ft (279 to 1,790 sq m)



WOKING

Unit 1 Genesis Business Park
Woking Surrey GU21 5RW

Call 01483 723344

TO LET

3,508 to 20,540 sq ft (326 to 1908 sq m)



REDHILL

Betchworth House
57-65 High Street RH1 1DL

Call 01737 852222

TO LET

3,380 to 12,850 sq ft (314 to 1194 sq m)



CHERTSEY

Culverdon House
Chertsey Surrey KT16 9LE

Call 01372 360190

TO LET

3,201 to 21,902 sq ft (767 to 2035 sq m)



FARNBOROUGH

27 Invincible Road Farnborough
Hants GU14 7QU

7,272 sq ft (675 sq m)

TO LET

Call 01252 816061

- Suitable for trade counter use
- Also for warehouse use
- 6.7m eaves
- Gated secure parking/loading area
- Includes offices to the 1st floor



WEYBRIDGE

Unit A302 Vickers Drive North
Weybridge Surrey KT13 0YU

11,042 sq ft (1,026 sq m)

TO LET

Call 01372 360190

- 6m min eaves
- Loading door
- Gas-fired blower heaters
- Warehouse lighting
- 3-phase power



FRIMLEY

Albany Park
Frimley Surrey GU16 7PL

TO LET

6,380 to 6,276 sq ft respectively
(593 to 583sq m)

Call 01252 816061



GUILDFORD

Genesis House
Guildford Surrey GU4 7BN
Extremely Well Fitted Business Unit

TO LET

8,553 sq ft (795 sq m)

Call 01483 388800



CRAWLEY

Unit C Manor Court
Crawley Surrey RH10 9PR

FOR SALE

1,500 to 6,682 sq ft (139 to 621 sq m)

Call 01372 360190



REDHILL

Unit 7 io Centre
Redhill Surrey RH1 5GJ

TO LET

6,181 sq ft (574 sq m)

Call 01737 852222



FLEET

Unit 4 Fleet Business Park
Fleet, Hants, GU52 8DF
A Hi-tech Unit

TO LET

3,632 (337 sq m)

Call 01252 816061



REDHILL

Unit 10 io Centre
Salfords Surrey RH1 5GJT

TO LET

5,832 sq ft (542 sq m)

Call 01737 852222



GUILDFORD

Unit 1 Guildford Industrial Estate
Deacon Field Guildford Surrey GU2 8YT

TO LET

19,312 sq ft (1,794 sq m)

Call 01483 388800



FLEET

Beacon Point, Church Crookham
Fleet Hampshire GU52 8DY

FOR SALE / TO LET

Up to 60,000 sq ft (557 sq m)

Call 01252 816061



ORPINGTON

Unit 6 Murray Business Centre
Murray Road Orpington Kent BR5 3RE

TO LET

2,024 sq ft (188 sq m)

Call 01737 852222

Hurst Warne – Strengthening Central Surrey



Q4 brought about exciting news at Hurst Warne with the announcement of our fifth agency office, located in central Guildford.

Having concluded over a quarter of a million sq ft of property transactions within the Guildford borough in the last two years, we felt the time was right to create a permanent base from which we will continue to service these instructions and pursue further business opportunities.

The addition of a Guildford office will further consolidate our position as a regional practice and is the natural progression to our ever-increasing activity in the Guildford Borough.

The move has been both encouraged and very well received by our existing client base (both landlords and tenants) which has only heightened our enthusiasm for this venture. We look forward to continuing to work with our existing clients as well as forming new connections in the town.

If you own and / or occupy commercial property in the Guildford Borough and require any professional advice, we would welcome the opportunity to meet with you to discuss your needs.



For more information, please contact

Mark Leah
MRICS | Director

01483 388800
mark.leah@hurstwarne.co.uk.

Guildford Office
1 Farnham Road,
Guildford, Surrey
GU2 4RG

Two Prime Development Sites in the M25 area

Hurst Warne have recently provided advice on the sale and acquisition of two separate prime development sites in the Redhill and Godstone areas of Surrey.

Sale of former Lilliput Children's Nursery, Redhill, Surrey



Hurst Warne were instructed to sell the former Lilliput Children's Nursery site located in the south Redhill area of Salfords. The property is situated in a residential area next to Salfords Primary school and provides 1.14 acres of land with an existing single storey property on the site of 9,500 sq ft.

Our initial brief was to see what interest there was for the site from parties that were prepared to put forward offers (unconditional or subject to planning).

Hurst Warne undertook a comprehensive marketing campaign, which involved speaking to a wide range of local and national property development companies, residential house builders, care home operators, local authorities and other children's nursery providers.

Following a bid process, Hurst Warne successfully secured the sale of the site on an unconditional basis to a well-known development company that specialises in healthcare and housing for the elderly.



For further information on the above sites, please contact **Will Gelder** in our Redhill office 01737 852222
M 07917569111 **E** will.gelder@hurstwarne.co.uk

Acquisition of former William Way builder's merchants site, Godstone, Surrey

Hurst Warne also recently sourced and acquired 'off market' the former William Way builder's merchants site in Godstone on behalf of client Ashill Land.

The site provides approximately 0.5 acres of potential development land on the High Street in Godstone, Surrey. Hurst Warne are currently marketing the land on behalf of Ashill and advising the client on a potential redevelopment of the site for alternative uses.



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Hurst Warne 2017 Deals Review

"Steady as she goes" was our advice to clients for the start of 2017, but as the year emerged Hurst Warne continued to see many exciting property opportunities that led to a very stimulating year. At the end of 2017 we transacted over 1.25m sq ft of commercial property deals including lettings, sales, acquisitions and tenant advisory work.

Offices took the lion's share of value for our 2017 deals with over £51m of sales/acquisitions transacted for clients, including investments, acquisitions and VP sales. We also transacted over £4.75m of rental deals for clients over the year. Excellence in design, quality and location remained the key to letting or acquiring offices with a high proportion of our offices being lettings in prime Grade A office stock.

Significant demand and supply mismatches in the industrial and warehouse sector was the key driver for some notable rental improvements across all our regions with some prime rents increasing by over 15% over 2017.

Corporate advisory work remained an important growth area for Hurst Warne. This will be a core focus for us in 2018 where we will be looking to secure more advisory work for businesses who occupy property throughout the UK.

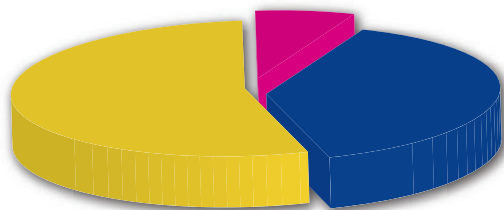
Looking ahead to 2018, with the uncertainties of Brexit now getting closer, we will continue to take the same steady line as last year on guiding our clients in the commercial property market. We expect the demand for industrial/warehouse property to continue to rise, resulting in further upward pressure on rental and capital growth. For offices, we expect occupier demand to remain at similar levels to last year, with a few exceptions being the rule where there are reduced supply levels due to residential and permitted development.

Investment demand from a growing assortment of buyers will continue to push up values, principally in the shed market. Time will tell how long local authorities will dominate the local investment market, however we suspect there will be some tightening from the Government on their ability to borrow to invest for future income.

Hurst Warne are fortunate to work in one of the most active regions outside of Greater London, and we will remain determined to provide best advice to all our clients no matter what drives their interest in commercial property.

Transactions 2017 Total 1.25m sq ft

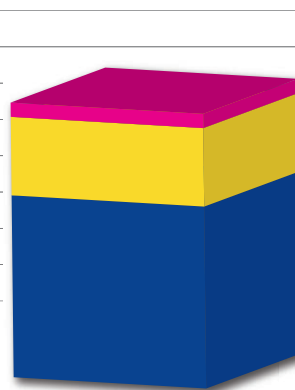
- Retail 7%
- Offices 39%
- Sheds 54%



£80,000,000
£70,000,000
£60,000,000
£50,000,000
£40,000,000
£30,000,000
£20,000,000
£10,000,000
£-

Freehold transactions 2017

- Retail £4m
- Sheds £22m
- Offices £51m



Further Awards and Recognition for Hurst Warne's efforts in 2017

2017 was another busy and successful year for Hurst Warne, having for the second year in a row won the award of "Best Commercial Agent & Chartered Surveyors" at the 2017 Surrey Property Awards.

Also in 2017 Hurst Warne won the award of "Estates Gazette's Most Active Agent in Surrey". This award highlighted our top position in the commercial property market ranked against the rest of the industry.

The 2017 Surrey Property Awards, attended by over 400 of the county's top industry professionals at a Gala dinner in Guildford, are designed to recognise best practice in all aspects of the property industry. Unlike most other property awards the winners are not chosen by a panel, but voted as best in class by local businesses, individuals and companies active in the Surrey property market.

Commenting on the award Peter Richards, one of the directors of Hurst Warne, said "We are immensely pleased to have won this important property industry award for a second year in a row. Votes were cast not only by our clients, local businesses, and fellow professionals but also by our clients based outside of Surrey who have commercial property interest in the Surrey region."

"The award tops a very exciting year for Hurst Warne, where we have recently opened a new office in Guildford and won the Estates Gazette's Most Active Agent in Surrey award for 2017."



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Farnborough

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T 01483 723344 E woking@hurstwarne.co.uk

Guildford

1 Farnham Road Guildford Surrey GU2 4RG
T 01483 388800 E guildford@hurstwarne.co.uk

Leatherhead

323 Kingston Road Leatherhead Surrey KT22 7TU
T 01372 360190 E leatherhead@hurstwarne.co.uk

Redhill

Abbey House 25 Clarendon Road Redhill Surrey RH1 1QZ
T 01737 852222 E redhill@hurstwarne.co.uk

Fleet (Property Management)

Rhoda House 4a Church Road Fleet Hampshire GU51 3RU
T 01252 813199 E propertymanagement@hurstwarne.co.uk



Our Farnborough, Woking, Guildford, Leatherhead, & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

