UNITS 1C MERROW BUSINESS CENTRE

MERROW

GU4 7WA

SELF-CONTAINED COMMERCIAL UNIT IN AN ACTIVE BUSINESS PARK IN GUILDFORD

FOR SALE - 729 SQ FT (67.73 SQ M)

Hurst Warne

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hurstwarne.co.uk

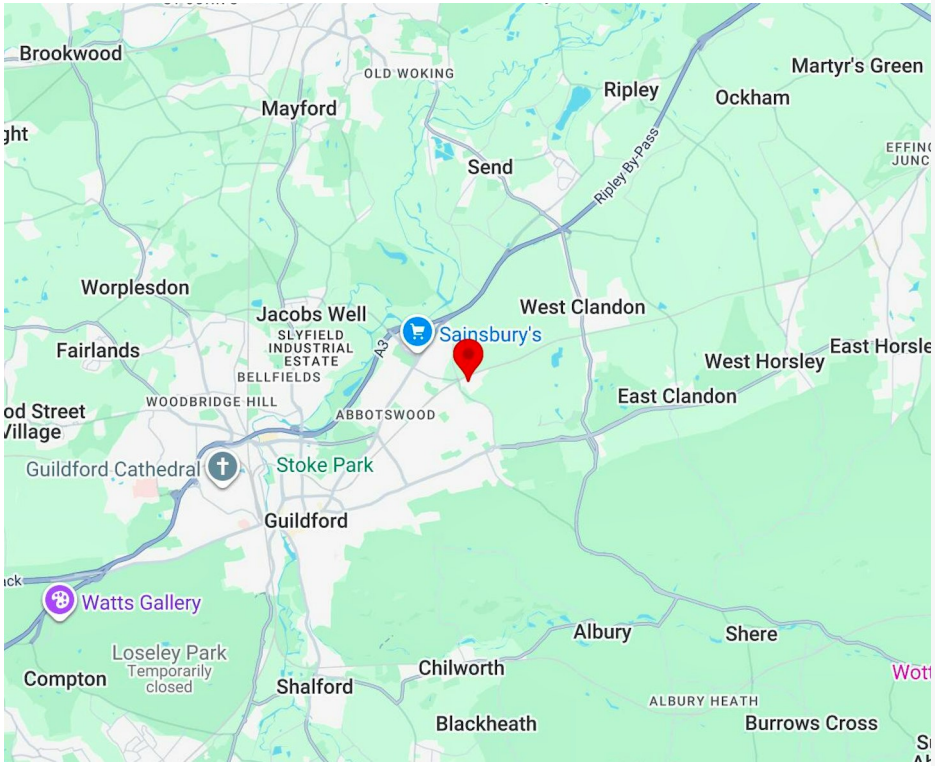
KEY BENEFITS

- Unit due to become vacant in April 2026
- Current tenant paying £13,250 p.a.
- Ideal location on the edge of Guildford
- Available for a variety of uses including office, storage or light industrial
- 3 parking spaces
- Internal security bars already fitted on ground floor
- 3 Phase power

LOCATION

Merrow Business Centre is a prominent and well-established business park located on Merrow Lane, approximately 1 mile south of the A3, which provides a direct link to Junction 10 of the M25. Guildford Town centre is located to the southwest, with Guildford railway station providing a direct service to London Waterloo.

Amenities are provided by Aldi and Sainsburys, each within 15 mins walking distance.



DESCRIPTION

Unit 1C is a two-storey mid-terrace property with accommodation arranged evenly across the ground and first floors. Constructed of brick under a slate roof, the premises enjoy a convenient and easily accessible position near the main entrance. Internally, the ground floor comprises a commercial area along with a DDA-compliant WC. The first floor provides an open-plan office or commercial space, featuring double doors that open onto a Juliet balcony.

The ground floor comprises an open lab space with a small room for storage. The first is open-plan office space.

Please note, this property could also be bought together with Unit 1L

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VIEW WEBSITE

hurstwarne.co.uk

SUMMARY

- Price: Offers in the region of £225,000 plus VAT, if applicable.
- Available Size: 729 sq ft
- Rates Payable: £7,360.25 per annum
- EPC: E (103)

ACCOMMODATION

NAME	SQ FT	SQ M
Ground	359	33.35
1st	370	34.37
TOTAL	729	67.72

PRICE

Offers in the region of £225,000 plus VAT if applicable.

VIEWINGS & INFORMATION

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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RICS