

UNITS 1L MERROW BUSINESS CENTRE

MERROW
GU4 7WA



**OFFICE INVESTMENT | OF INTEREST TO INVESTORS &
OWNER OCCUPIERS**

FOR SALE - 1,439 SQ FT (133.69 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Freehold commercial investment within a busy edge of town business park
- Currently receiving an income of £32,500pa (exclusive of VAT).
- Available for a variety of uses including office, storage or light industrial
- Flexible commercial space under class "E"
- Set over two floors with DDA compliant WC
- 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.

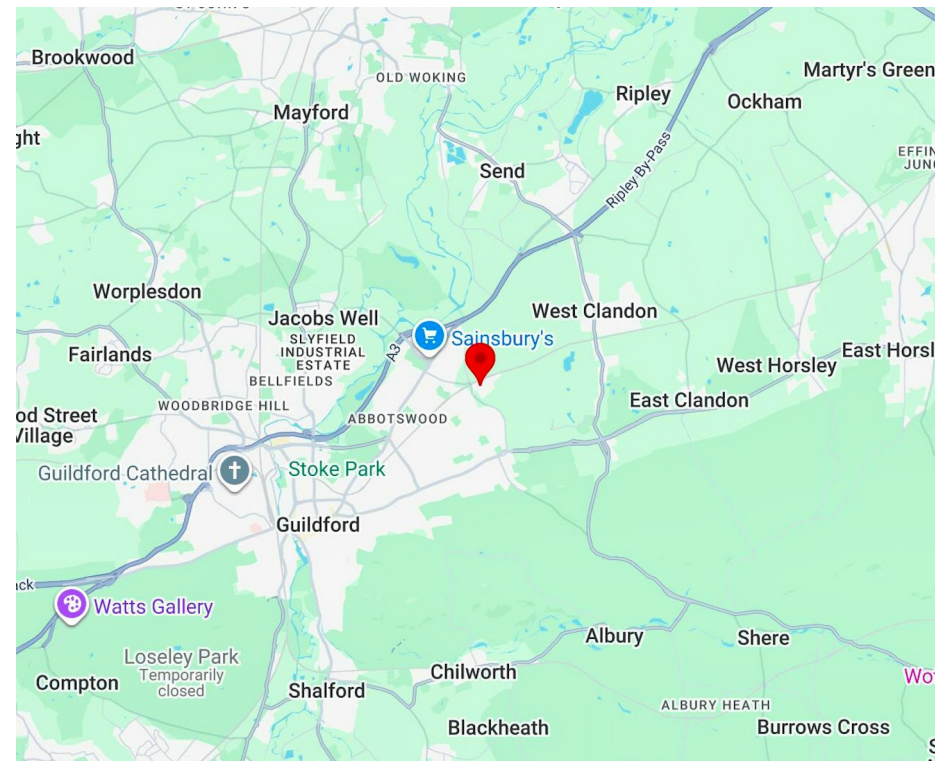
Amenities are provided by Aldi and Sainsburys, each within 15 mins walking distance.

DESCRIPTION

Unit 1L is a two-storey mid terrace building with accommodation split evenly over ground and first floors.

Set across two floors with a central core accommodating the staircase and WC facilities, the premises are presented in good condition throughout. The tenant currently uses the ground floor for equipment storage and testing, while the first floor serves as office space, incorporating some partitioned areas. A Juliette balcony, typical of the estate, has been installed on the first floor.

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

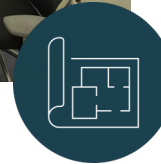


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[hurstwarne.co.uk](https://www.hurstwarne.co.uk)



SUMMARY

- Price: Offers in the region of £325,000 plus VAT, if applicable.
- Available Size: 1,439 sq ft
- Rates Payable: £16,233.75 per annum
- EPC: B (39)

ACCOMMODATION

NAME	SQ FT	SQ M
Ground	729	67.73
1st	710	65.96
TOTAL	1,439	133.69

TERM

Lease to Zwift for a 3 year term from 1st December 2024 - 30 November 2027

RENT

Rent payable under the lease - £32,500 per annum

BREAK OPTION

Tenant break December 2026 (subject to 6 months notice)

FREEHOLD PRICE

Offers in the region of £325,000 plus VAT, if applicable. A purchase at this level would show an attractive yield of 8.33% net of purchasers costs.

VIEWINGS & INFORMATION



Tom Boon

T 01372 360190

M 07879 864647

E thomas.boon@hurstwarne.co.uk

Tirion Llewelyn



T 01483 388800

M 07516 690873

E tirion.llewelyn@hurstwarne.co.uk



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

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