

UNIT E

PERRAM WORKS | MERROW LANE |
GUILDFORD
GU4 7WA



LIGHT INDUSTRIAL / WAREHOUSE UNIT

TO LET - 2,685 SQ FT (249.44 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

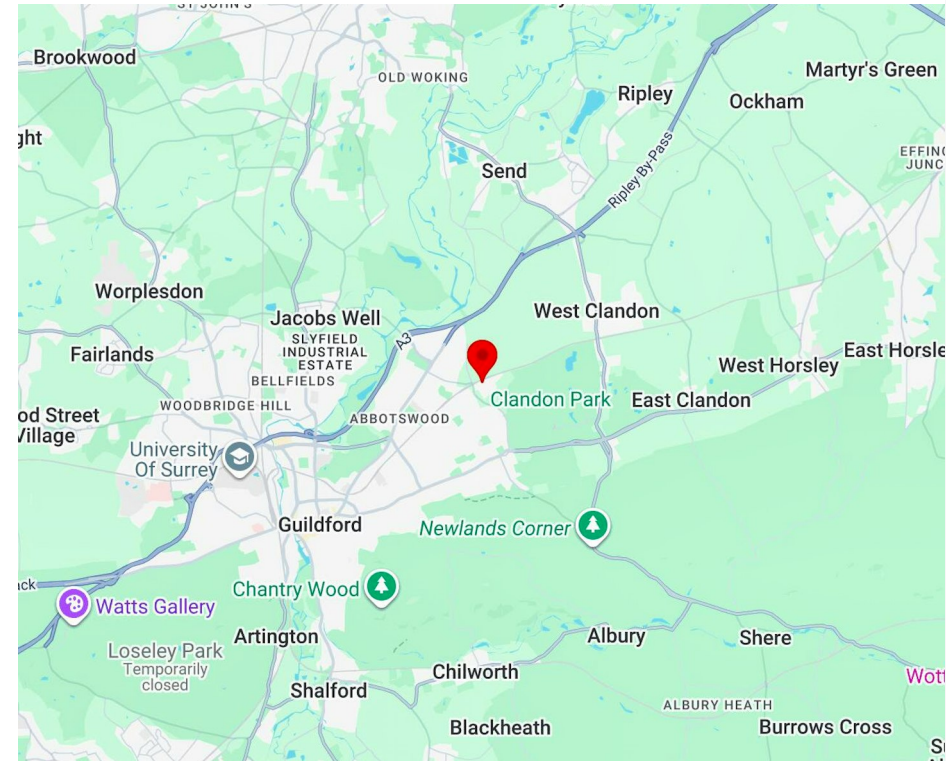
- 3 parking spaces
- Electric heaters
- Kitchenette
- WCs
- Loading door
- Max eaves height 5.37m / min eaves height 2.95m
- Security shutter

LOCATION

The property is situated on the established Merrow Industrial Estate off Merrow Lane (B2234) between Burpham and Merrow village centres. The premises is located towards the rear of Merrow Business Park which provides a mix of trade, light industrial and office accommodation. London Road train station is located approximately 2 miles to the south west with Guildford mainline station situated a further 0.7 miles to the west.

DESCRIPTION

Unit E is an end of terrace light industrial unit located towards the rear of Merrow Business Park. The unit benefits from a roller shutter door, WC and kitchenette facilities. Externally, there are 3 parking spaces.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	2,685	249.44	Available
TOTAL	2,685	249.44	

Floor areas are approximate GIA

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SUMMARY

- Rent: £37,500 per annum
- Available Size: 2,685 sq ft
- Rates Payable: On application
- EPC: On application

VIEWINGS & INFORMATION



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

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