

MOORFIELD ROAD,  
SLYFIELD INDUSTRIAL ESTATE,  
GUILDFORD, SURREY, GU1 1SZ

# OPUS PARK

**Units 4a & 4b Available To Let**

13,025 - 31,883 sq ft (1,210 - 2,962 sq m)



| To be refurbished | 7.8m min eaves height | Yard area and parking

Modern Semi-Detached Industrial/Warehouse Units



## Location

The property is situated in the town of Guildford, within the county of Surrey. Guildford is located circa 27 miles south west of London and sits on the A3 trunk road. The town has direct rail links to London Waterloo with a journey time of circa 35 minutes.

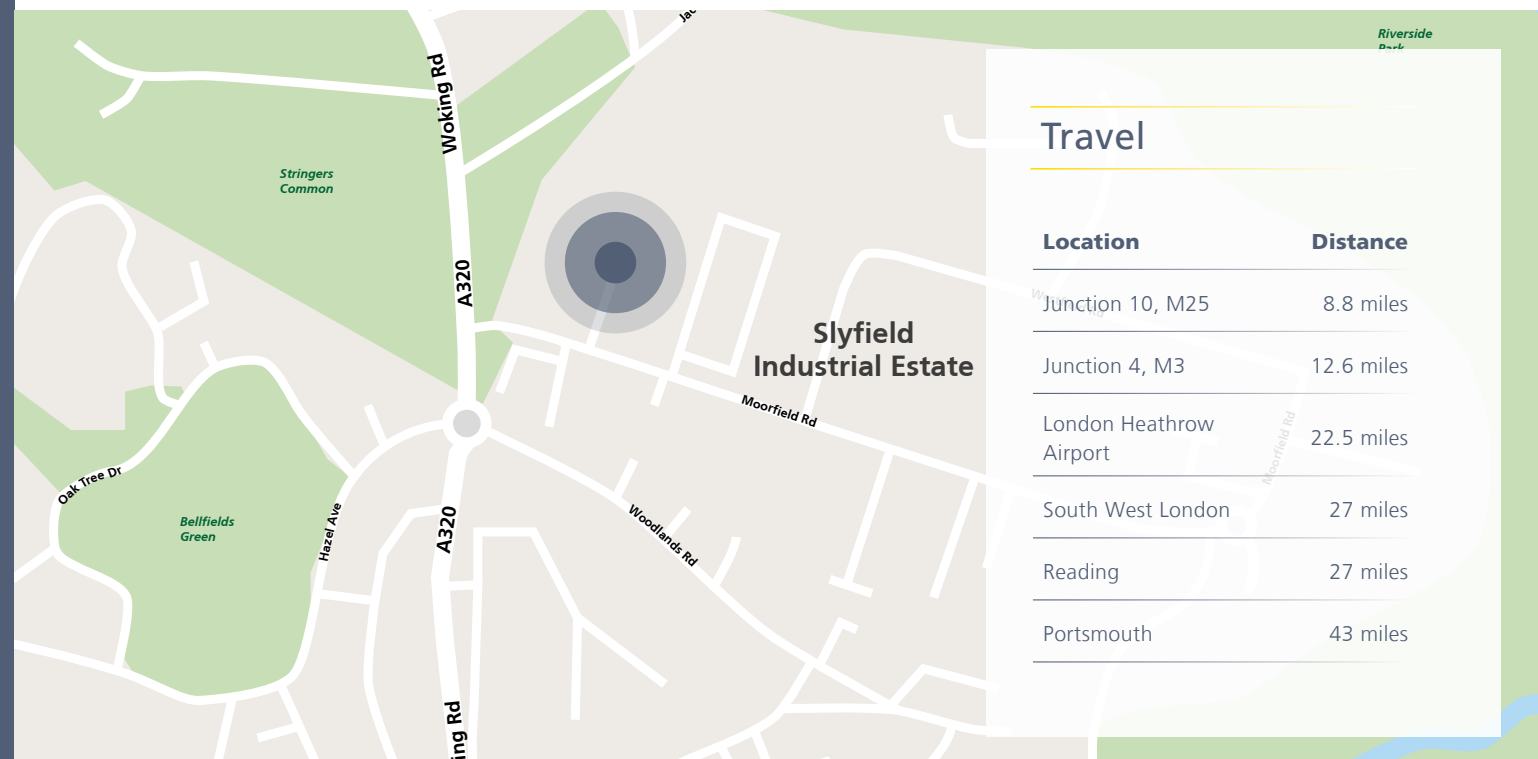
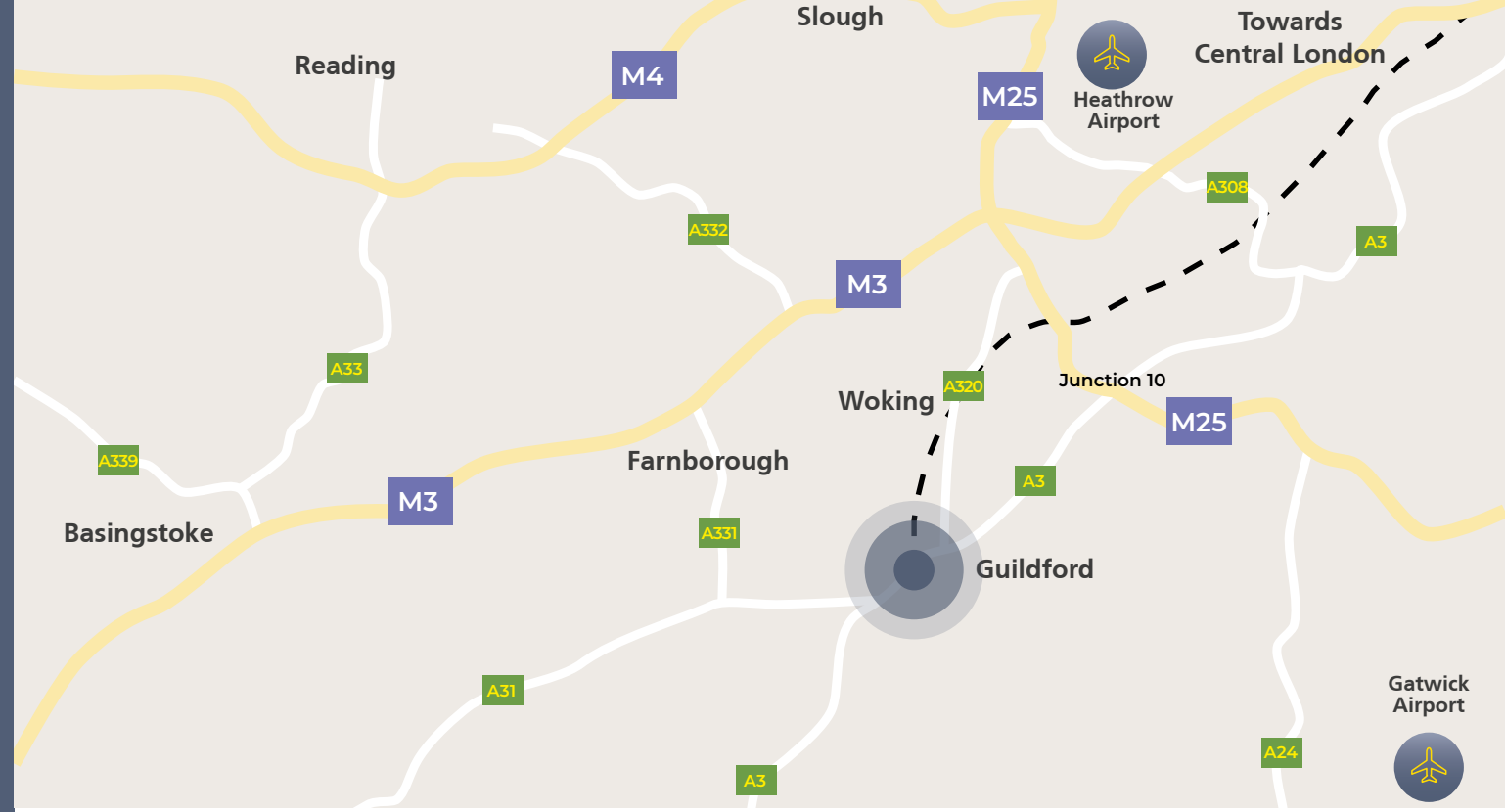
Slyfield Industrial Estate is Guildford's largest estate and is home to a variety of industrial/ warehouse occupiers in addition to a number of motor traders and self storage companies. Occupiers in the immediate vicinity include SELCO, PTS, Kwik Fit, Howdens and BEW Electrical.

## Description

The subject property comprises semi-detached units which can be occupied separately or together. Each unit includes 2 storey office accommodation to the front along with male and female WCs. The units are constructed around a steel frame with cladding panels to the elevations. Both units have twin electrical roller shutter doors with loading apron to the front and excellent parking.

## Specification

- 2 storey offices
- Yard area and parking
- Min 7.8m eaves height
- Central heating in offices
- Male, female and disabled WC facilities
- Unit 4a - 25 car spaces, Unit 4b - 37 car spaces
- To be refurbished
- 2 Electric up and over level loading doors to each unit



## Travel

Location	Distance
Junction 10, M25	8.8 miles
Junction 4, M3	12.6 miles
London Heathrow Airport	22.5 miles
South West London	27 miles
Reading	27 miles
Portsmouth	43 miles



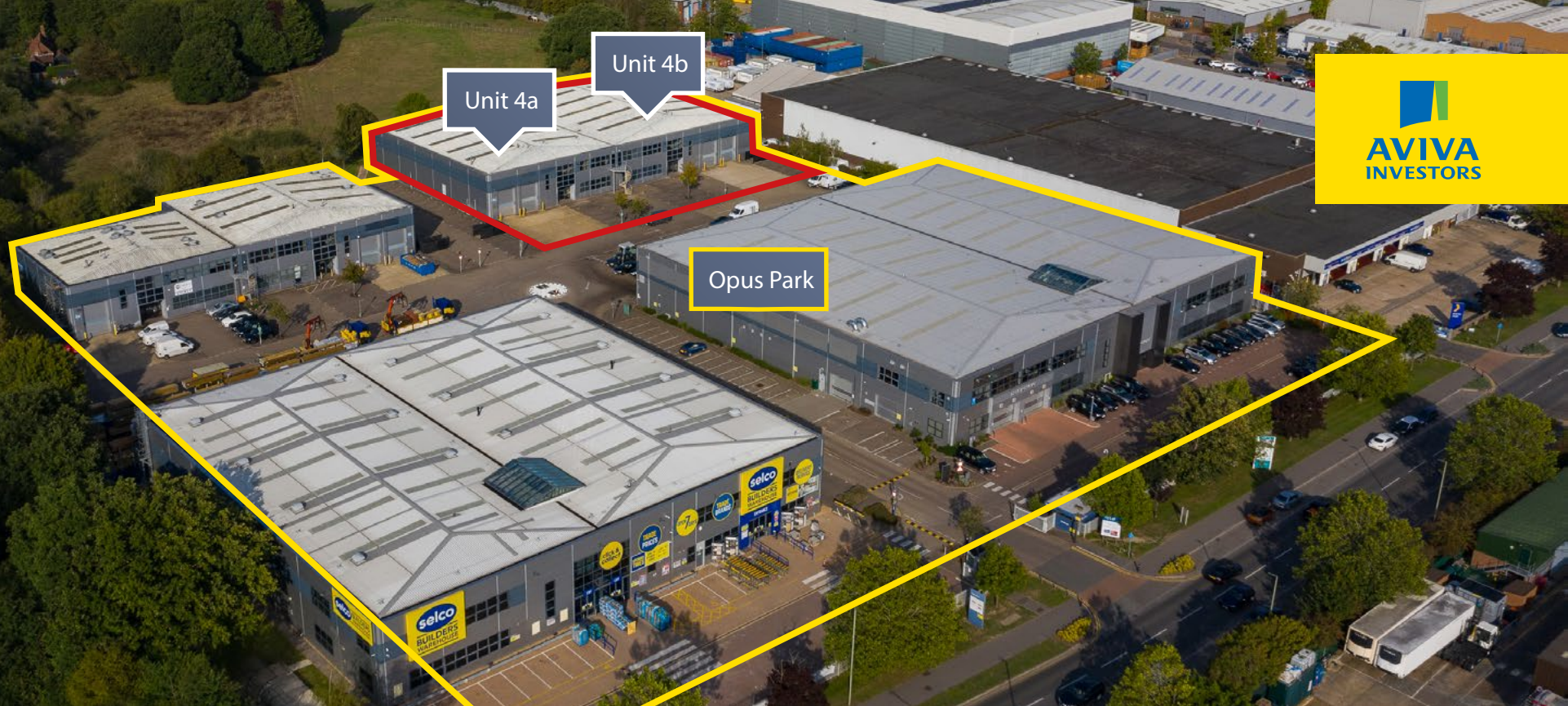
## Accommodation (GIA)

Unit 4a	SQ M	SQ FT
Ground Floor	1,091	11,744
First Floor (Offices)	119	1,281
<b>Total</b>	<b>1,210</b>	<b>13,025</b>

Unit 4b	SQ M	SQ FT
Ground Floor	1,612	17,351
First Floor (Offices)	140	1,507
<b>Total</b>	<b>1,752</b>	<b>18,858</b>

<b>Unit 4a + 4b Total</b>	<b>2,962</b>	<b>31,883</b>
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## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Rates

On application to the joint agents

## Terms

The Units are available on new Full Repairing and Insuring terms.

## Rent

On application to the joint agents

## EPC

Unit 4a - C64  
Unit 4b - C67

## Viewing



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