



**Price/premium** £1,400,000

**Rent** £95,500 Per annum

**Size** 7,366 Square feet

**Ref** #3047

## Address

**Address:** 11 The Pines Trading Estate, Broad Street

**Postcode:** GU3 3BH

**Town:** Guildford

**Area:** Surrey

## Location

Located on the established Pines Business Park, on the outskirts of Guildford. Other occupiers on the Park include The Plumb Centre, Speedy Hire, Maui Jim, Cane Adam, Parts Centre, TLC, City Electrical, Johnston's and Surrey Arts. The property is easily accessed directly from Guildford via the A323 Aldershot Road and is close to the A3 Junction at Cathedral Hill, which leads to the M25 Motorway Junction 10.

## Description

Freehold Guide Price £1,400,000- we understand the property is elected for VAT.

Rental income £95,500 p.a.

A modern two storey office building arranged to provide largely open plan contemporary accommodation with some glazed partitioning to the first floor.

The property has been refurbished in recent years to include air conditioning and is presented in very good decorative order.

There is a kitchen to the first floor and W.C. facilities on both floors.

Electric vehicle charging has been installed in the car park, which provides 25 parking spaces.

The entire property is let for a term of 5 years from 1st March 2022 with a tenant's option to break at the end of the second year of the term on not less than 6 months prior notice.

The lease is drafted outside the Landlord and Tenant Act 1954 and we understand a Rent Deposit of £19,650 is lodged. Awaiting lease.

**Please do not disturb the tenants and view only by prior appointment.**

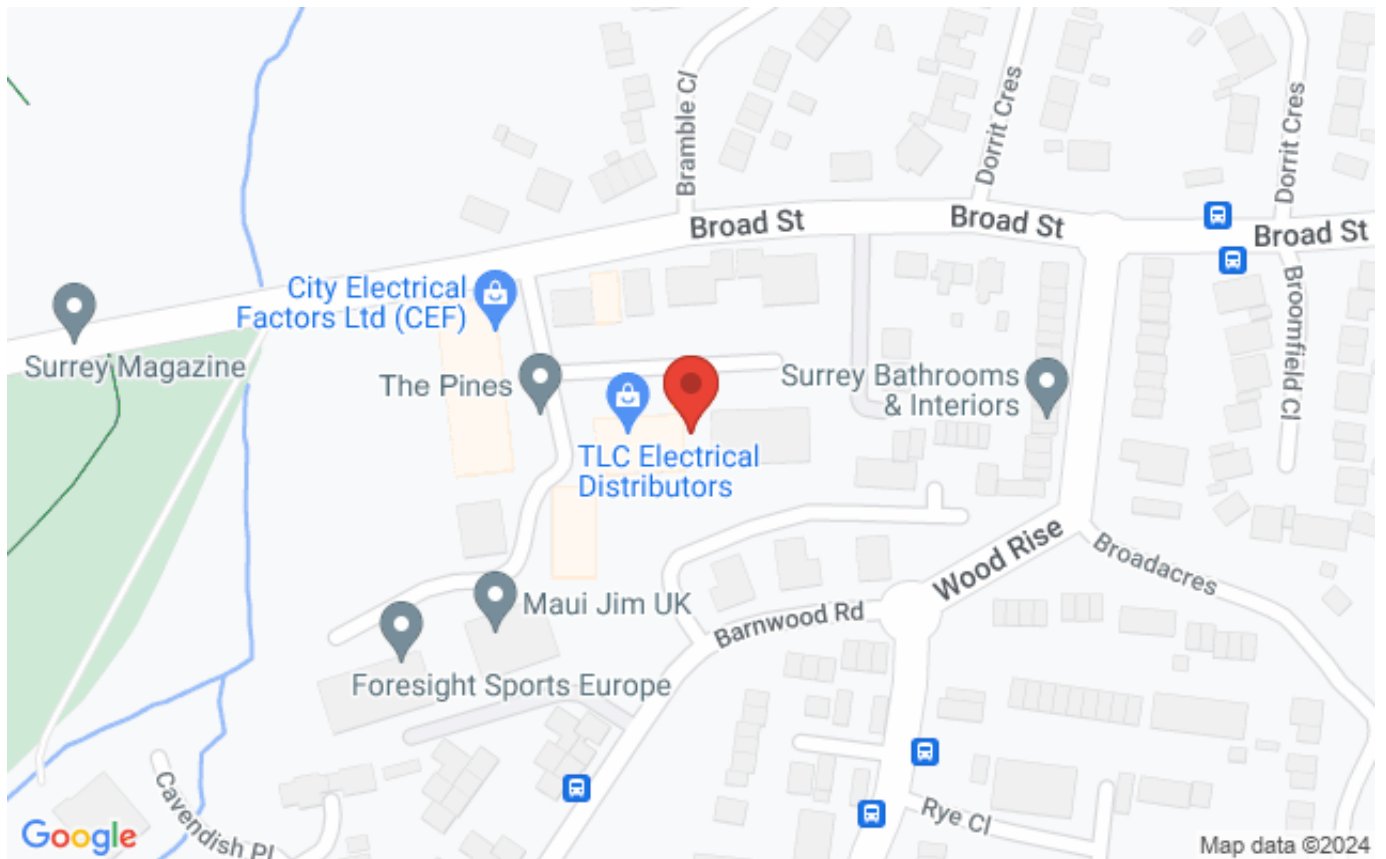
## General Information

|                        |   |
|------------------------|---|
| <b>Tenure:</b>         | Freehold                                  |
| <b>Price/premium:</b>  | £1,400,000                                |
| <b>Rent:</b>           | £95,500 Per annum                         |
| <b>Rent details:</b>   | Exclusive of VAT.                         |
| <b>Legal fees:</b>     | Each party to bear their own              |
| <b>Rateable value:</b> | The VOA website states a R.V. of £82,500. |

## Features

- ✓ Air Conditioning
- ✓ Commercial investment
- ✓ Nicely presented
- ✓ On-site parking
- ✓ Open plan
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

