



**Price/premium** £1,250,000

**Rent** £95,500 Per annum + VAT

**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 £1,350,000- 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 currently and the current tenant will vacate in March 2025.

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

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

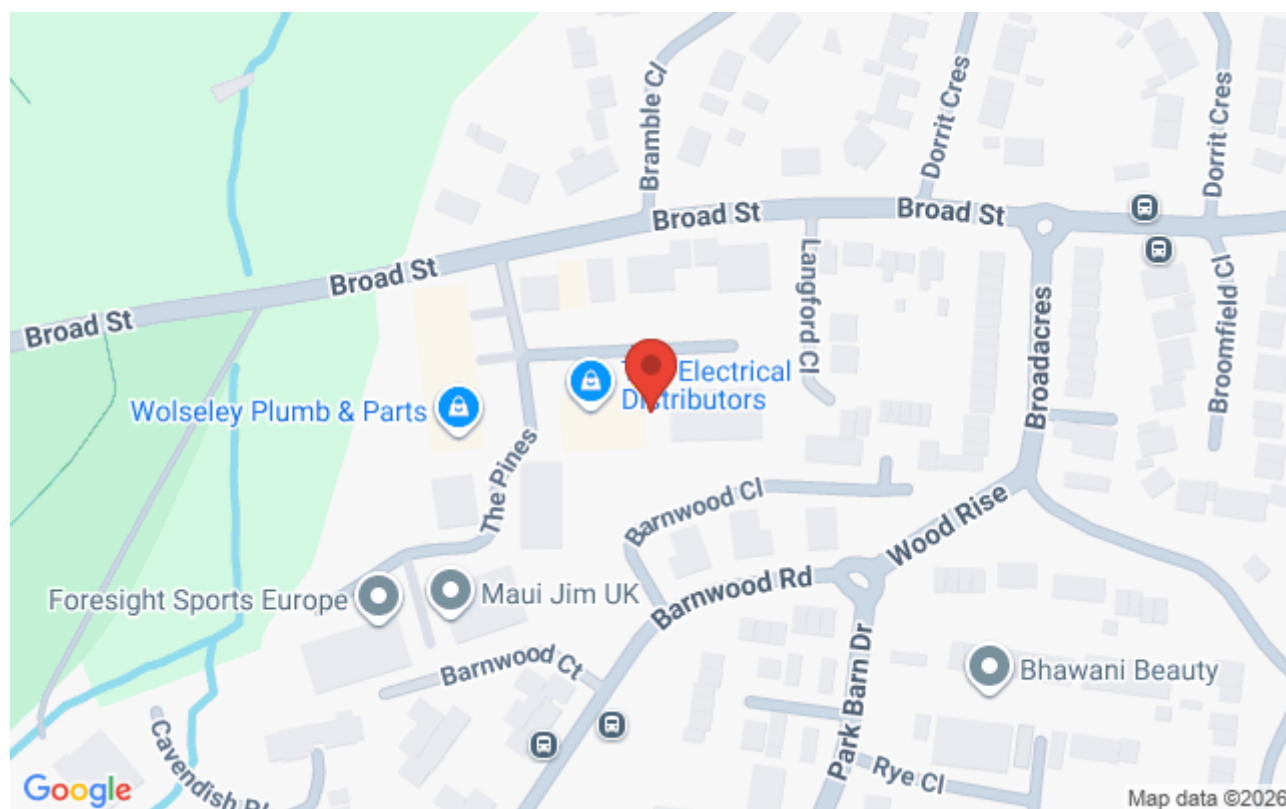
## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£1,250,000
<b>Rent:</b>	£95,500 Per annum + VAT
<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.
<b>Lease details:</b>	Current lease expires in March 2025.

## Features

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

## Property Map



## Important notice

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