

10,230 - 20,933 SQFT MODERN HI-TECH INDUSTRIAL/WAREHOUSE PROPERTY AND FIRST FLOOR OFFICE SPACE  
ASSIGNMENT OF THE LEASE EXPIRING SEPT. 2026 (INSIDE THE "ACT") OR SUB-LEASE OF ONE OR BOTH FLOORS  
AVAILABLE IMMEDIATELY



### Specification

Contemporary industrial/warehouse and office space providing:

- Combination of a ground floor industrial/warehouse space with a first-floor office space
- Onsite parking
- Painted reinforced concrete flooring and suspended ceilings with inset lighting in the warehouse space
- Carpeted, raised flooring and suspended ceilings with inset lighting in the first-floor office space
- Fully air-conditioned offices
- Two roller shutter doors



Bishopsgate House, Broadford Business Park, Shalford, GU4 8EB  
0207 409 5477

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**Description**

Bishopsgate House is a modern hi-tech industrial/warehouse property located on Broadford Business Park in Shalford, 2.5 miles south of Guildford town centre. The business park also offers excellent transport links to Reading, Redhill and London due to its proximity to Shalford Railway Station.

The available space was constructed in the late 1980s and comprise of an open plan ground floor industrial/warehouse space and a first-floor office space. The property also benefits from ample parking spaces both in front and behind the unit.

**Accommodation**

Industrial/warehouse and office premises comprising of the following approximate area:

Ground floor warehouse: 10,703 sq.ft.  
First floor offices: 10,230 sq.ft.

**Rent**

Price on application

**Tenure**

The property is available by way of an assignment of the lease expiring in September 2026 (inside the "Act") or sub-lease of one or both floors.

**EPC**

This property has been graded as EPC exempt.

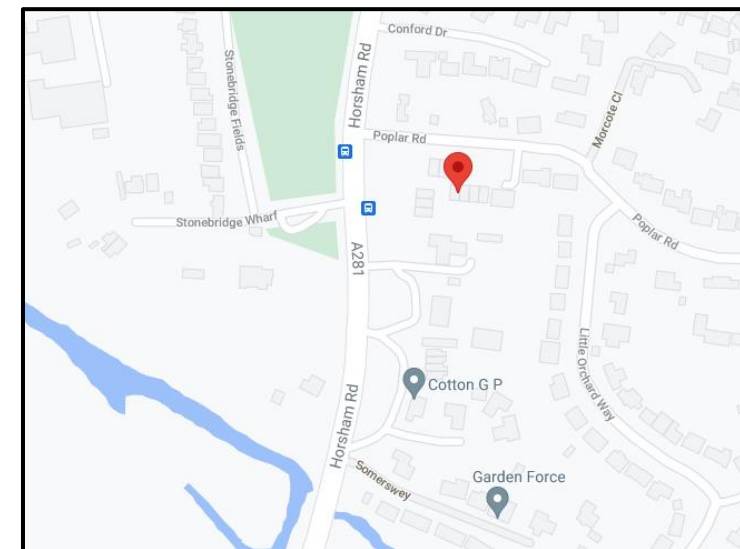
**Service Charge**

Price on application

**Business Rates**

The rates payable for 2021-2022 are approximately:

Ground floor:	£39,039.26 pa.	£3.65 psf.
First floor:	£45,266.94 pa.	£4.40 psf.



**Contacts**

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