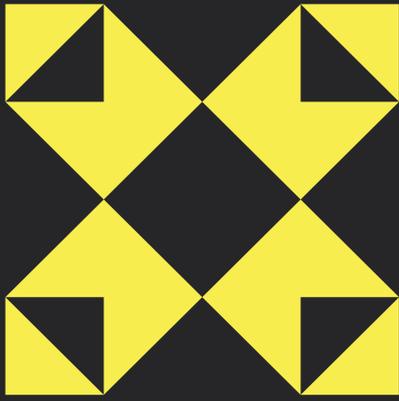


# CATHEDRAL HILL INDUSTRIAL ESTATE

WAREHOUSE / TRADE  
UNITS TO LET  
5,424 & 5,483 SQ FT

GUILDFORD GU2 7YB





# CATHEDRAL HILL INDUSTRIAL ESTATE

**Prominently positioned trade warehouse units within a significantly refurbished / enhanced estate.**

The Cathedral Hill Industrial Estate is currently being refurbished and provides modern accommodation to include new roof coverings and cladding in addition to the enhanced external estate areas.



CGI for indicative purposes only.

## SPECIFICATION



EPC Grade A



Target BREEAM 'Excellent'



Loading door



Eaves height 6m approx.



Yard/parking area to front



EV Charging Points



Offices at 1st floor (c10%)



Two pedestrian entrances



Potential trade counter use



A3 immediately adjacent



PV panels & Tesla battery storage



Secure cycle storage



CGI for indicative purposes only.

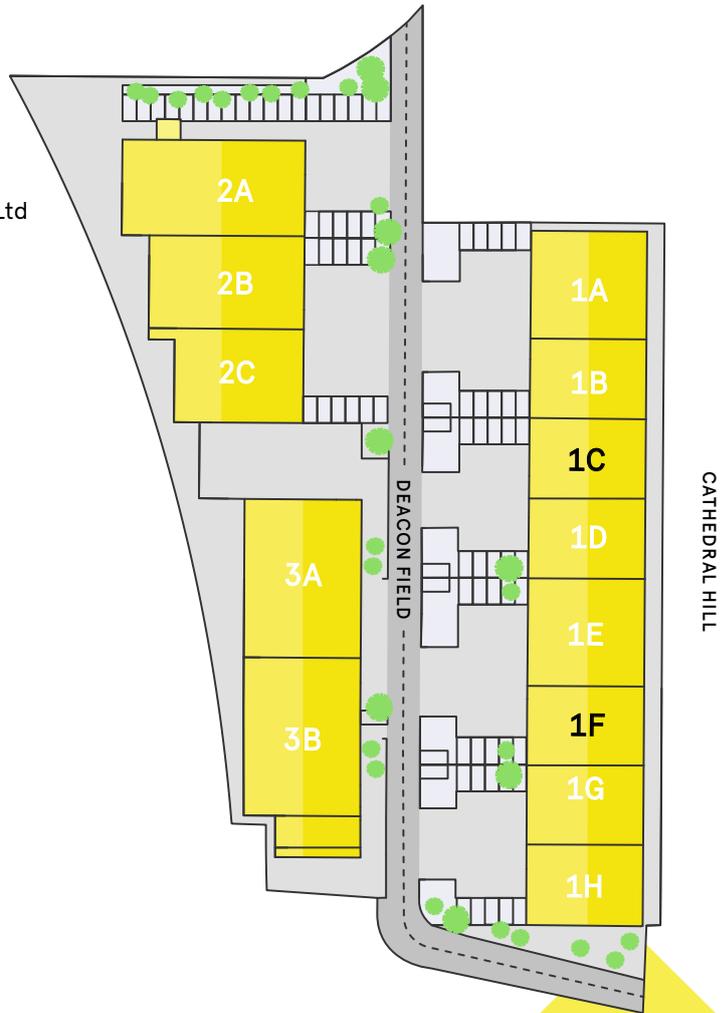


## ACCOMMODATION

- |                             |  |
|-----------------------------|--|
| 1A Halfords Autocentre      | 2A Nationwide Crash Repair Centres Ltd |
| 1B Angling Direct PLC       | 2B Euro Car Parts Ltd                  |
| 1C Available                | 2C Porsche Retail Group Ltd            |
| 1D The University of Surrey | 3A Screwfix                            |
| 1E Topps Tiles              | 3B DJO UK Ltd                          |
| 1F Available                |  |
| 1G Graham Plumbers Merchant |  |
| 1H Motormech Guildford Ltd  |  |

## AVAILABLE ACCOMMODATION

Block	Unit	Sq M	Sq Ft
1	C	503.9	5,424
1	F	509.4	5,483



Floor areas are approximate only and may be subject to change.

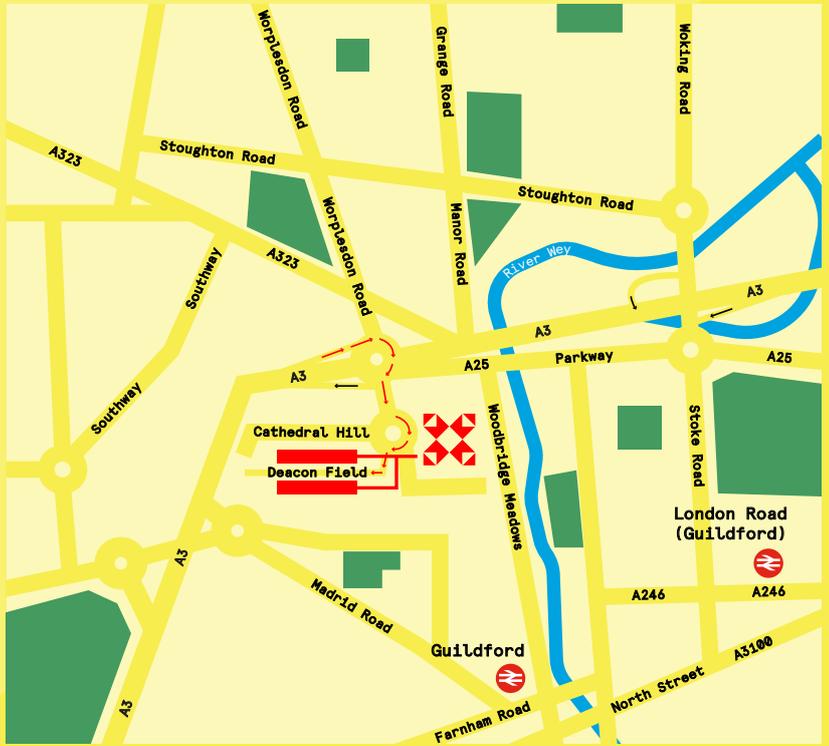
Site plan not to scale. For indicative purposes only.



CGI for indicative purposes only.

Cathedral Hill Industrial Estate is situated to the north of Guildford Town Centre, within close proximity to the A3 dual carriageway.

The area is very well connected, with easy access to both the A3 and the M25. Guildford Station provides a regular train service to London Waterloo.



### CONNECTIONS



**13** mins  
M25 London Orbital via A3



**20** mins  
Guildford Station

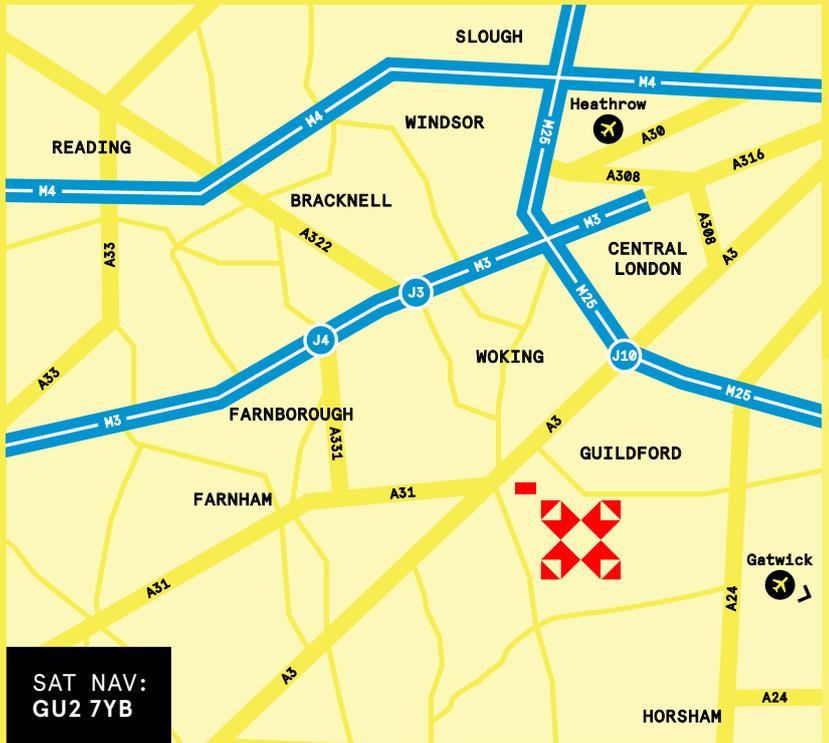


**25** mins  
Heathrow Airport  
(RailAir link bus)



**35\*** mins  
London Waterloo

\* Journey time taken from Guildford Station.



SAT NAV:  
GU2 7YB

CATHEDRALHILL.CO.UK

### VIEWING

Strictly through joint sole letting agents:

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07591 384 236

**Lambert Smith Hampton**  
01483 538 181

Mark Leah  
mark.leah@hurstwarne.co.uk  
07769 973 371

**Hurst Warne**  
01483 388800

### TERMS

Upon application.

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07739 973 929

Peter Richards  
peter.richards@hurstwarne.co.uk  
07803 078 011



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