UNIT 1B&1H

CATHEDRAL HILL INDUSTRIAL ESTATE

DEACON FIELD | GUILDFORD | GU2 7YB

UNDER REFURBISHMENT
AVAILABLE Q1 2027



GUILDFORD'S PREMIER TRADE LOCATION

TO LET - 5,382 TO 10,877 SQ FT
(500 TO 1,010 SQ M)

Hurst Warne

SBY


City Centre (0.9 Miles)
Guildford Station
Guildford Cathedral
Woodbridge Trading Estate
Woodbridge Meadows
Middleton Industrial Estate
University of Surrey
Ladymead Retail Park
River Wey
Amplify Business Park
Guildford Business Park
Guildford Industrial Estate
CATHEDRAL HILL INDUSTRIAL ESTATE
A3
A3
A3
M25 (8.8 Miles via A3)
Heathrow Airport (24.6 Miles)

LOCATION

GUILDFORD IS ONE OF THE MOST AFFLUENT TOWNS IN THE SOUTH EAST, AROUND 30 MILES SOUTH WEST OF CENTRAL LONDON.

It has direct access to the A3, which provides a dual carriageway link to the M25 at Junction 10, around 9 miles to the north. That puts London, the South Coast and the national motorway network within easy reach.

Guildford station is on the western edge of the town centre and has fast, regular services to London Waterloo in around 35 minutes. Heathrow and Gatwick airports are both within an hour's drive.

Google Maps

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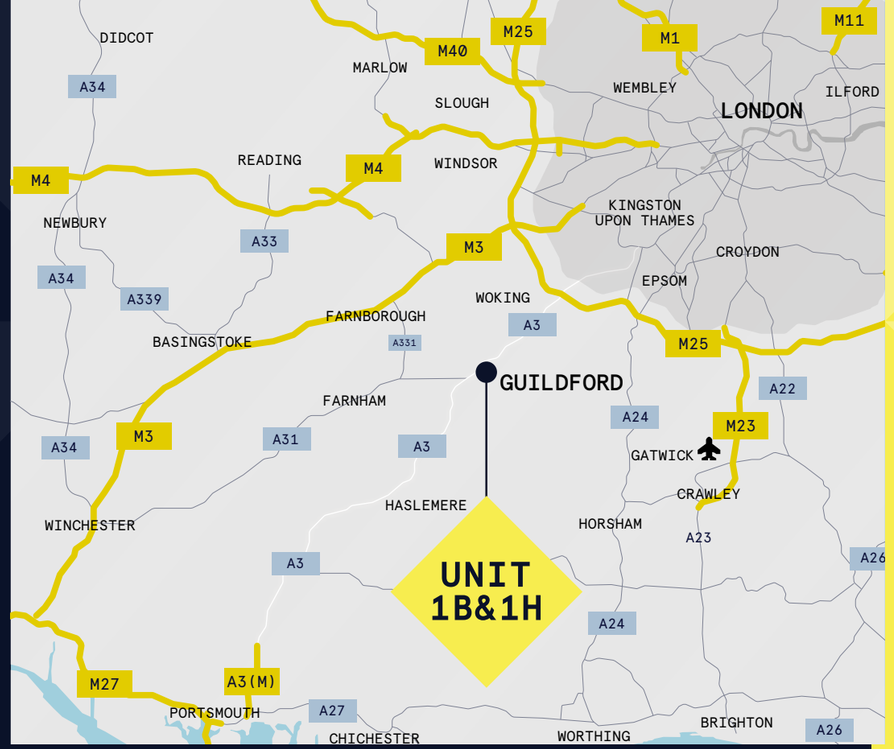
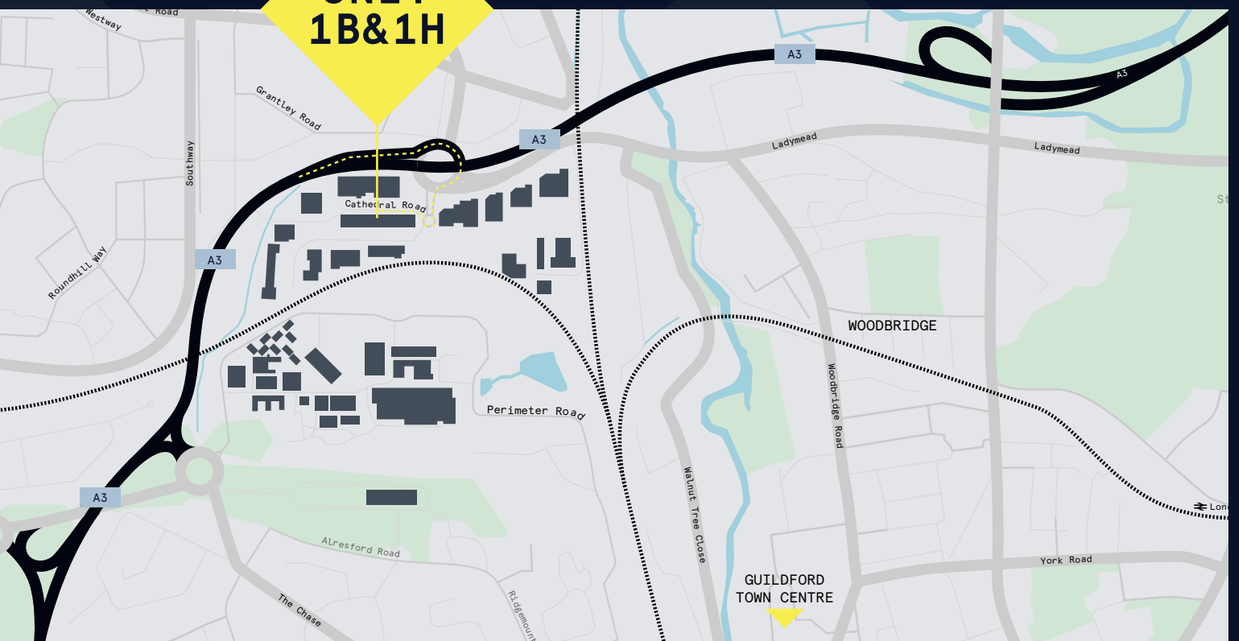




SITUATION

Cathedral Hill Industrial Estate is on Cathedral Hill, on the northern edge of Guildford town centre, with direct access to the A3. Trade customers can reach it in minutes from the town, the A3 and the surrounding Surrey villages.

That ease of access has drawn national names including Screwfix, Howdens, Topps Tiles and Euro Car Parts. Together they make the estate an established trade destination that local tradespeople already visit. The University of Surrey campus sits directly to the south.

DESTINATION	MILES	DRIVE TIME
A3	0.2	2 mins
Guildford Town Centre	0.9	5 mins
M25 (J10)	9	15 mins
Central London	30	70 mins
Southampton Docks	57	65 mins

DESTINATION	JOURNEY TIME
London Waterloo	35 mins
Reading	37 mins
Gatwick	30 mins

DESTINATION	MILES
London Heathrow	24
London Gatwick	33

DIRECT ACCESS TO THE A3, WITH THE M25 (J10) JUST 15 MINUTES TO THE NORTH

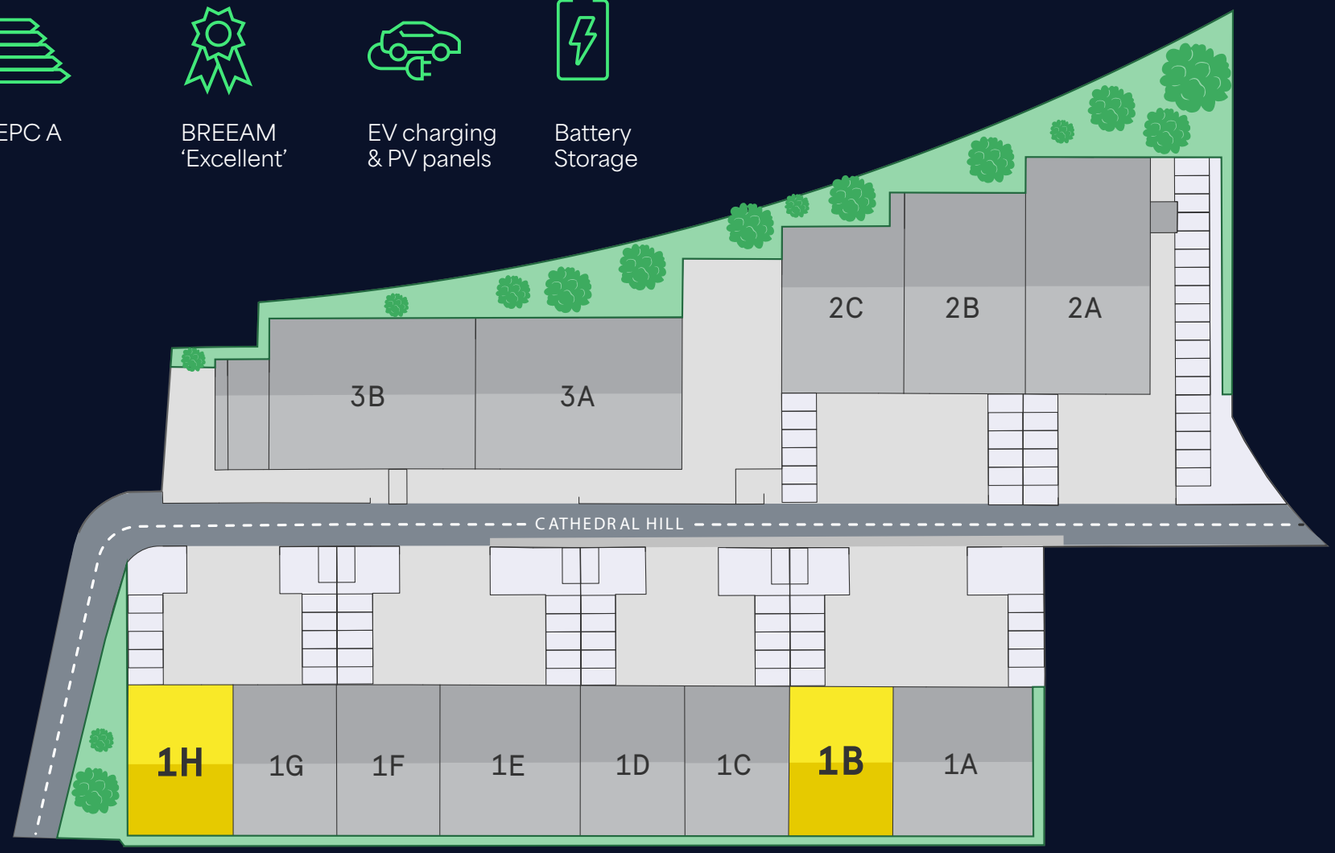


SPECIFICATION

- Trade counter potential
- Eaves height of c.6m
- Full-height loading door
- First-floor offices
- Generous parking & yard to the front
- Three-phase power
- Refurbished Q1 2027

ESG CREDENTIALS

- EPC A
- BREEAM ‘Excellent’
- EV charging & PV panels
- Battery Storage



Site boundary for indicative purposes

DESCRIPTION

Units 1B and 1H are modern trade warehouse units in Block 1, which faces the main estate road. Each offers around 5,400 sq ft of warehouse and trade space with integrated first-floor offices, a full-height loading door and dedicated parking to the front. The units are being refurbished for occupation in Q1 2027 and can be taken individually or together.

The wider estate provides 94,066 sq ft across 13 units on a 4.92-acre site. In 2023 it was comprehensively refurbished, with more than £11 million invested in new roofs, cladding and external areas. Every unit now has an EPC rating of A or A+, rooftop solar, battery storage and EV charging, which keeps running costs down for occupiers.

The buildings are of steel portal frame construction, with profiled steel cladding and pitched steel roofs. Each unit has a three-phase electricity supply.

ACCOMMODATION

UNIT	FLOOR	SQ FT	SQ M
1B	Whole	5,382	500
1H	Whole	5,495	511
TOTAL		**10,877**	**1,011**



YOUR NEIGHBOURS

SCREWFIX

HOWDENS

Topps Tiles

euro CAR PARTS

halfords

eurocell

Graham The Plumbers' Merchant

PORSCHE

NORTHGATE

Angling Direct





SUMMARY

Rent	On application
Terms	New lease(s) direct from the landlord, terms to be agreed
Availability	Q1 2027, following refurbishment
Business Rates	Interested parties to make their own enquiries
Service Charge	Approx. £0.59 psf for 2026/27
EPC	Unit 1B - A / Unit 1H - A
VAT	Rents are quoted exclusive of VAT, which is payable where applicable

VIEWINGS

Strictly by appointment through the joint letting agents.

JACK BOOTH
jbooth@sbyre.com
07739 751 830

RUFUS BLAND
rbland@sbyre.com
07957 545 683

MARK LEAH
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SBY

Hurst Warne



SUBJECT TO CONTRACT

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