



4 Guildford Road

Bagshot, GU19 5JH

Self contained
storage/workshop unit with
offices

2,423 sq ft
(225.10 sq m)

- Roller shutter loading door
- Suitable for a variety of uses
- Self contained
- Private parking
- Secure site
- Village location with excellent access to J3 of the M3
- PV cells on roof

4 Guildford Road, Bagshot, GU19 5JH

Summary

Available Size	2,423 sq ft
Rent	£33,922 per annum
Price	£495,000
Rates Payable	£6,366.74 per annum
Rateable Value	£12,759
Service Charge	N/A
EPC Rating	D (84)

Description

The unit provides almost a 50/50 mix of office and warehouse space. There is parking directly outside the unit for approximately 4 cars. Access to the unit is via a short driveway with a secure gate at the front of the site. The unit is suitable for a wide variety of uses. There is further pay and display parking very close by, as well as free short term street parking. The unit has PV cells fitted on the roof and a roller shutter loading door.

Location

The unit is situated in a prominent position on the Guildford Rd in the heart of Bagshot village and is very well located for access to the motorway network with Junction 3 of the M3 motorway being within a mile of the property and the M25 less than 8 miles drive. The local amenities of Bagshot are on the doorstep and the local railway station is just a short walk away.

Terms

The unit is available by way of a new lease for a term to be agreed or alternatively for sale.

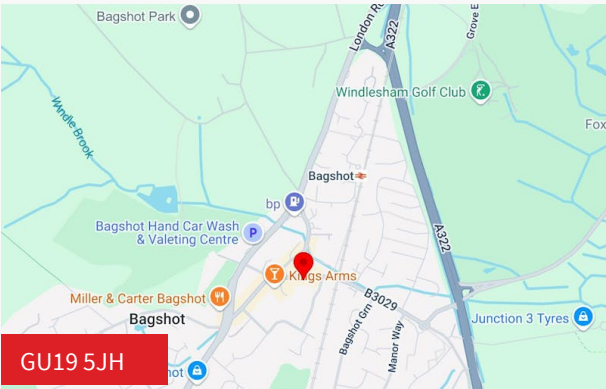
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting/sale.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

David Bowen
01276 682501 | 07836 544565
dbowen@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 04/08/2026



