



## Unit 1B, Unicorn Trading Estate

Haslemere, GU27 1DN

**Modern  
industrial/warehouse  
premises in the heart of  
Haslemere to rent.**

**3,330 sq ft**  
(309.37 sq m)

- Self-contained Industrial unit
- Flexible and workable layout
- Significant office space within
- Ample parking for customers and staff
- Excellent condition

# Unit 1B, Unicorn Trading Estate, Haslemere, GU27 1DN

## Summary

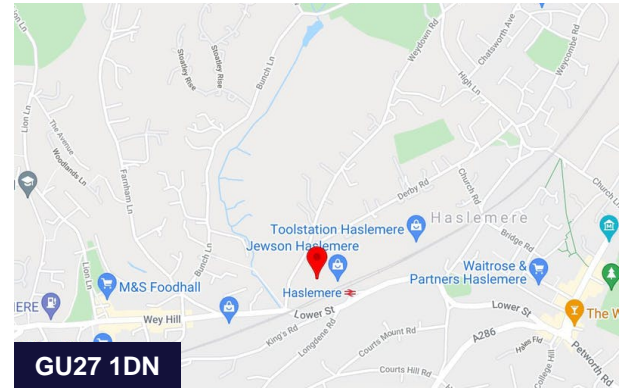
<b>Available Size</b>	3,330 sq ft
<b>Rent</b>	£37,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D (97)

## Description

Substantial and MODERN LIGHT INDUSTRIAL/WAREHOUSE unit FOR SALE in the heart of Haslemere. Located in Unicorn Trading Estate close to Haslemere Town Centre, the property enjoys excellent vehicular access with a vast, semi open-plan ground level working area, partly of double-height, accessible via full scale security shuttering, further complemented by extensive office accommodation, an additional mezzanine production space and a good sized boarded storage area into the roofline which covers the entire footprint of the building. Offered with FULL VACANT POSSESSION and the useful amenity of private parking for 3/4 vehicles.

## Location

Haslemere is a well serviced medium-sized town serving the immediate area of Surrey and West Sussex with good access to the A3 and beyond.



## Viewing & Further Information



**Adam Stackhouse**

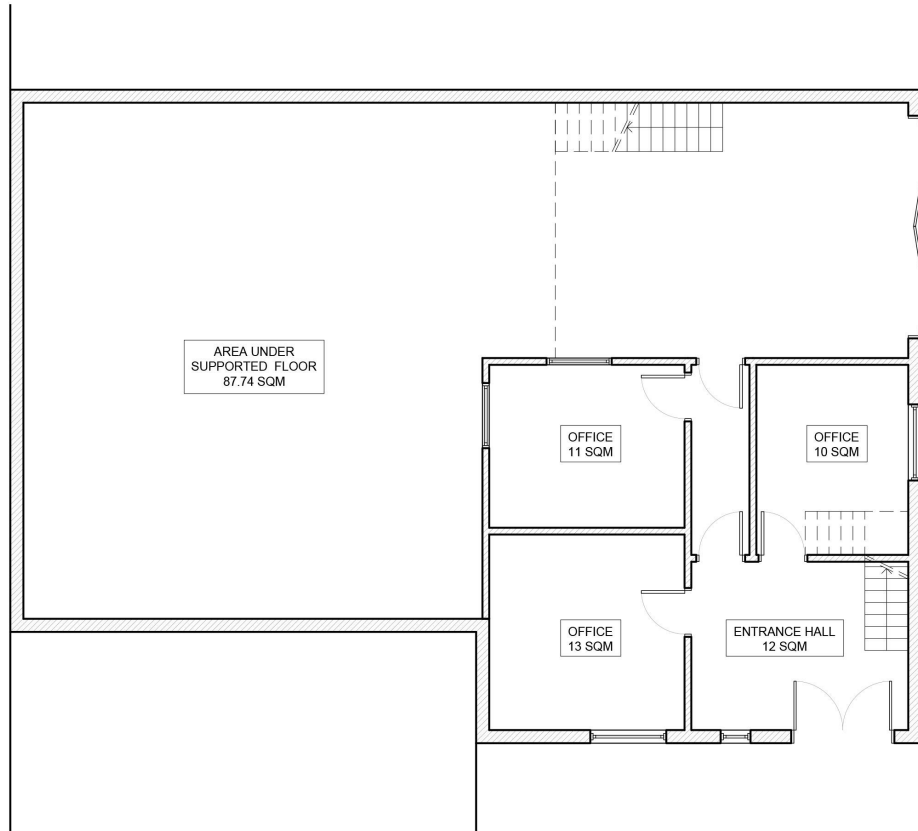
020 7355 0285 | 07889 510036  
astackhouse@winkworth.co.uk



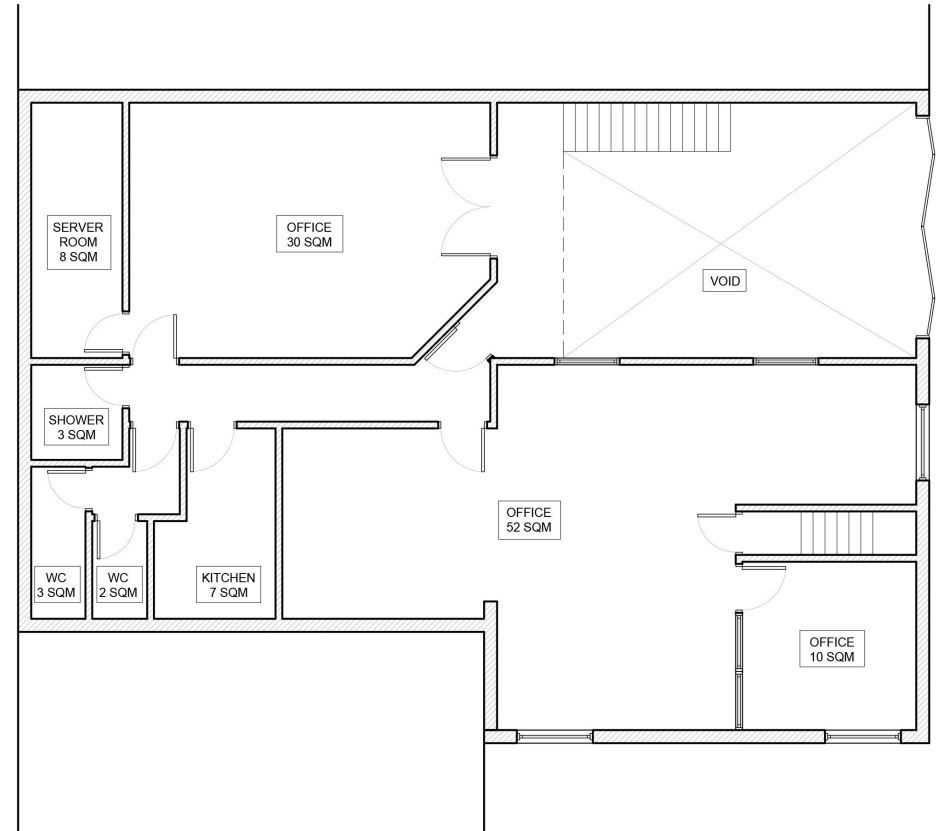
**Tom Lewin**

020 7355 0285 | 07783 250337  
tlewin@winkworth.co.uk

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EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



FRANCESCO BORGHI DESIGN  
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Scale  
1 / 100 @ A3  
do not scale the drawing  
all dimensions to be verified on site

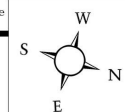
Project  
UNIT 1B UNICORN TRADING ESTATE

Date 05/10/2018

DWG No. UTE\_GA\_001

Revision

DWG File



DWG Title  
EXISTING PLANS

DWG Size  
A3