Owen Isherwood
CHARTERED SURVEYORS

Stevenson House, Tunsgate, Guildford, GU1 3QT

TO LET | 352 SQ FT (32.70 SQ M)

Small Town Centre Office

Location

The premises are in the newly pedestrianised Tunsgate in the heart of Guildford Town Centre accessed via the arch virtually opposite the landmark clock in Guildford's cobbled High Street. Shopping, restaurants and entertainment facilities are immediately at hand and the premises are located approximately 10-15 minutes' walk from Guildford mainline station.

Description

The available accommodation comprises a single room located on the second floor of Stevenson House. Access is via the red door between Cry for the Moon and Rigby & Peller. The offices are newly redecorated and available for immediate occupation.

Accommodation

Floor/Unit	sq ft	sq m	Availability
2nd	352	32.70	Available
Total	**352**	**32.70**	

Terms

The accommodation is available on a new lease for a term by arrangement.

Rent

£583 pcm exclusive of service charge , business rates, insurance and all other outgoings. VAT is chargeable on the rent.

Service Charge

The service charge for the suite is currently running at about £7/ sq ft. This charge includes for tenants electricity. VAT is chargeable on the service charge.

Business Rates

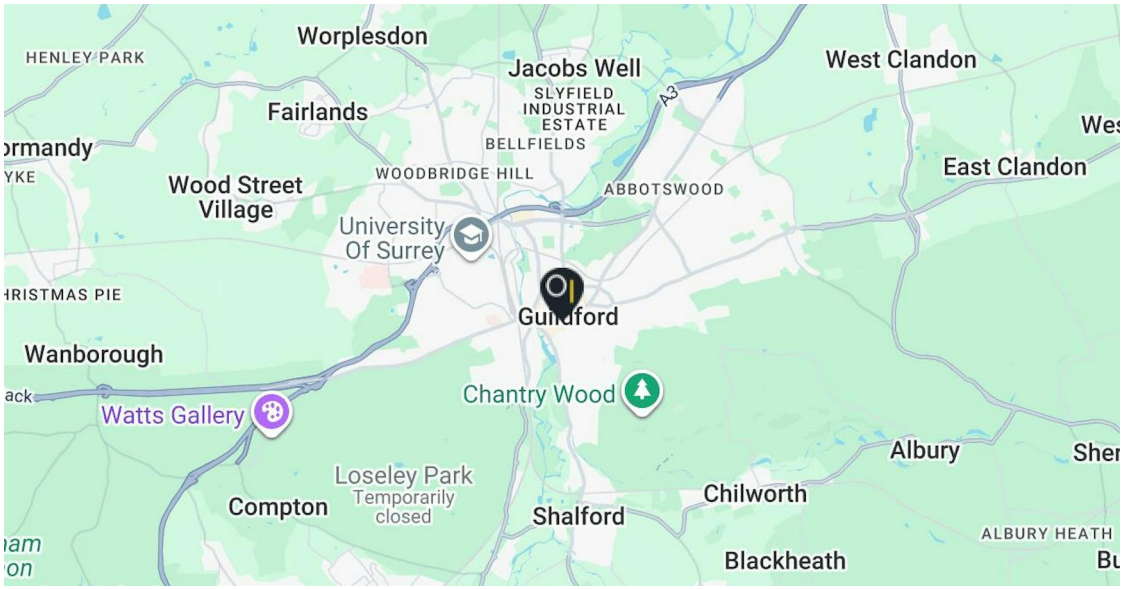
Tenants taking the room are likely to qualify for small business rates relief.

Viewings

Strictly by appointment with the sole agents Owen Isherwood.

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Peter da Silva
T: 01483 300176
M: 07768 146953
E: pds@owenisherwood.com

Tom Quelch
T: 01483 300176
M: 07456 899972
E: tom@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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