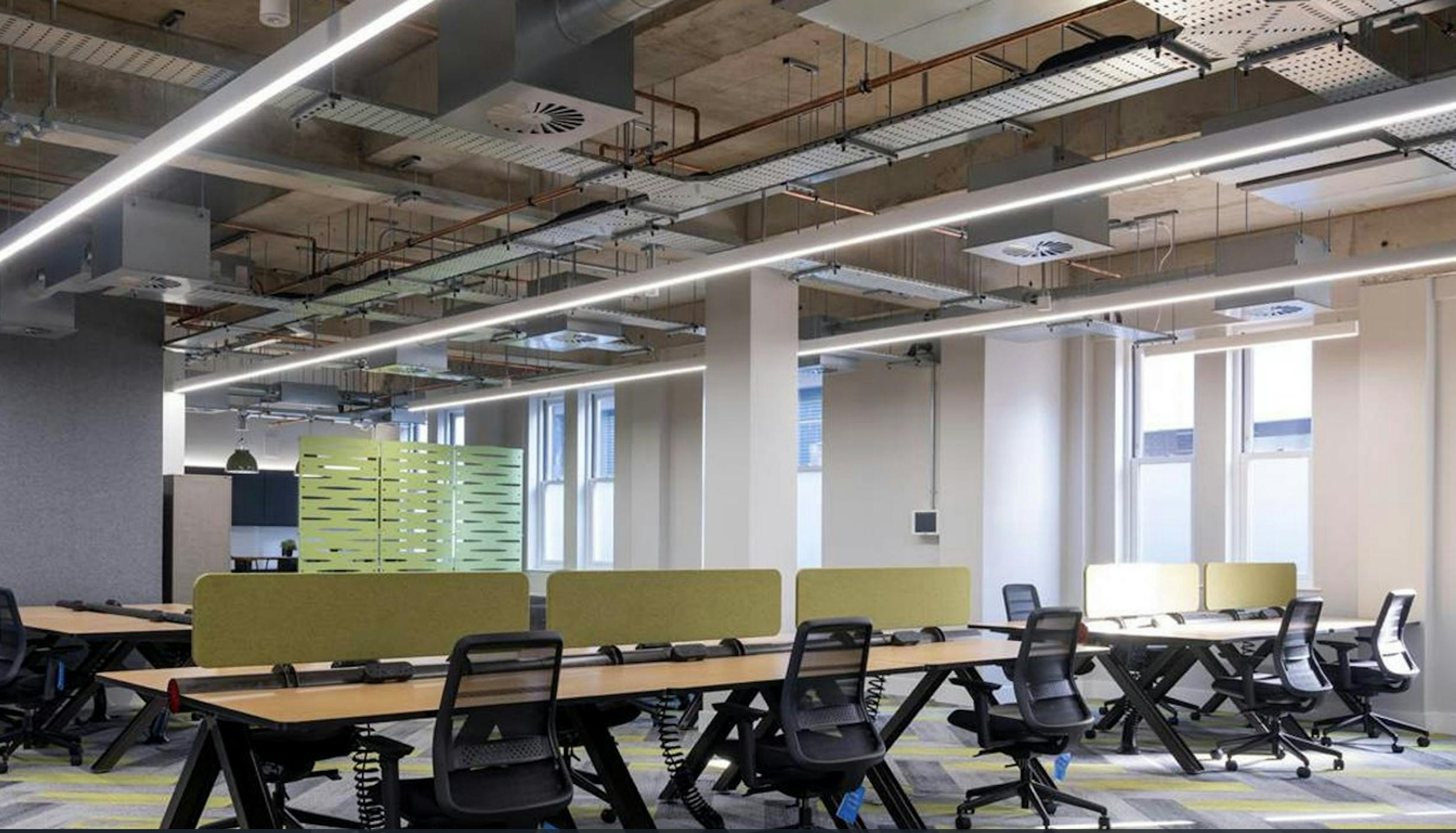


Owen Isherwood
CHARTERED SURVEYORS

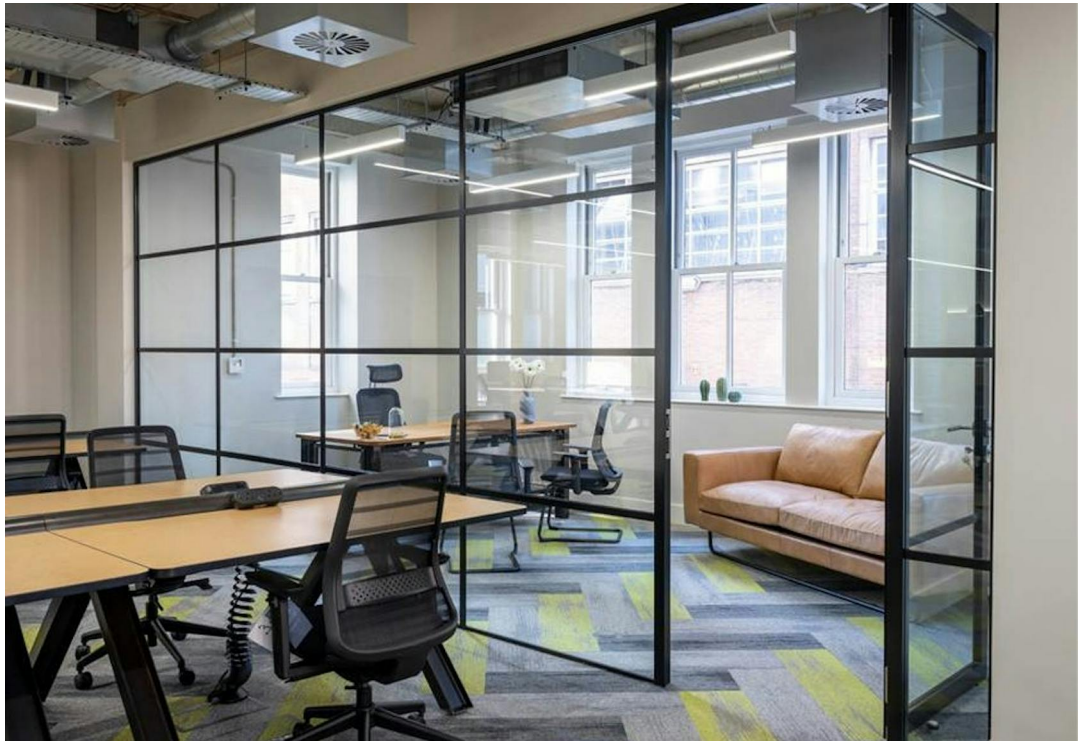
# One Bell Court, Leapale Lane, Guildford Surrey, GU1 4LY

**TO LET | 607 TO 4,785 SQ FT** (56.39 TO 444.54 SQ M)

High Spec Office Space

## Stunning Fully Fitted Office in Central Guildford

- Property Website www.onebellcourt.co.uk
- Fully Fitted and Ready for Immediate Occupation
- Modern Office Development in Central Guildford
- Close to Town Centre & Guildford Railway Station
- Underground Dedicated Parking Included
- Flexible Lease Terms Available
- Disabled Access and WCs
- Airconditioning
- LED Lighting
- Raised Floors



## Location

Bell Court is located on Leapale Lane in Central Guildford, next to Waitrose and a short walk from Guildford mainline station and the shops and restaurants of North Street and Guildford High Street.

## Description

One Bell Court is a modern multi-let office development which was refurbished in 2020 and is fully fitted to a high standard. This fully furnished Grade A office, located on the 2nd floor, includes LED lighting, air conditioning and good ceiling height.

The common parts benefit from elegant finishes throughout with WC's and showers. Within the secure basement car park is cycle storage, a bike repair station and a clothes drying locker. There is an underground car park and attractive courtyard at the entrance.

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## Accommodation

| Name | sq ft | sq m | Rent |
|---|---|---|---|
| Suite - Joshua | 607 | 56.39 | £45 /sq ft |
| Suite - Valient | 1,961 | 182.18 | £47.50 /sq ft |
| Suite - Berners-Lee | 2,217 | 205.97 | £47.50 /sq ft |
| **Total** | **4,785** | **444.54** | |

## Terms

New Lease

## Rent

£45 - £47.50 per sq ft

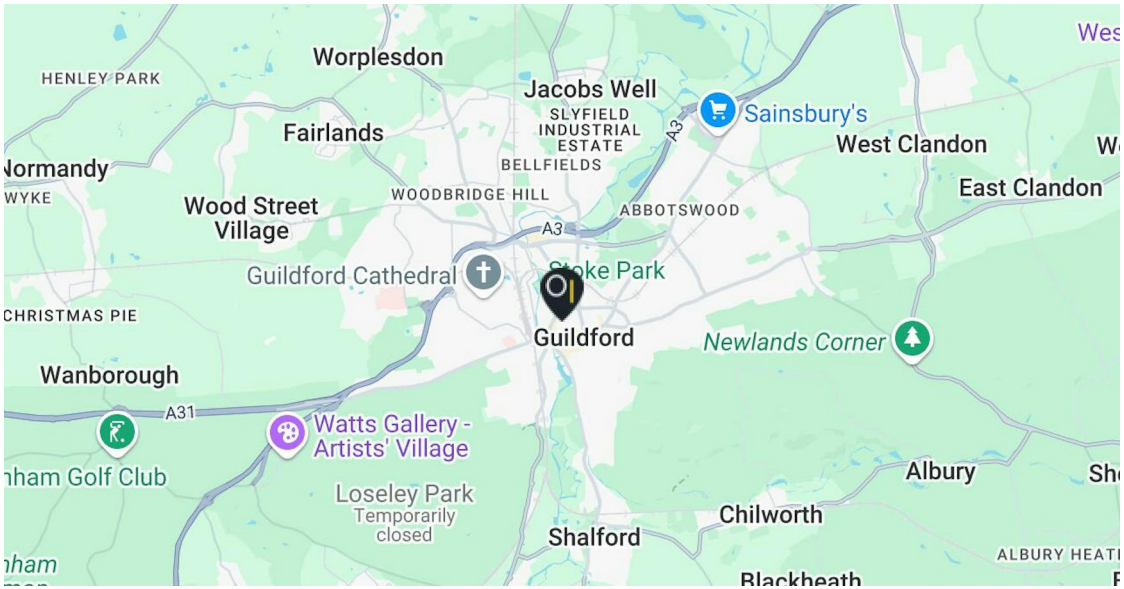
## Rates & Charges

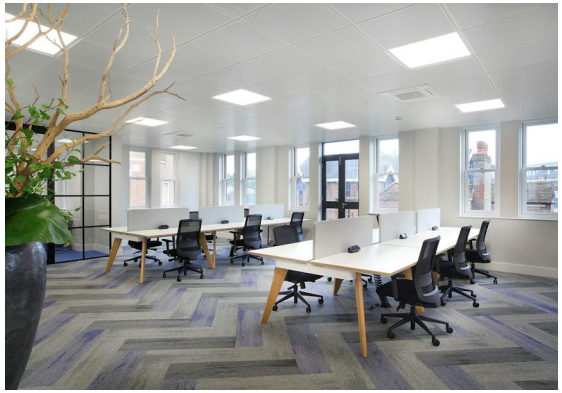
## EPC

C (62)

## Legal costs

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





## Contact

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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated