Owen Isherwood
CHARTERED SURVEYORS

4 Eastgate Court, Guildford, GU1 3AW

TO LET | 492 TO 984 SQ FT (45.71 TO 91.42 SQ M)

Attractive Open Plan Offices

Attractive Open Plan Offices in Guildford

- Self contained upper floor offices
- Split over 2 floors - potentially available individually
- Open plan layout
- Kitchen
- Perimeter Trunking
- 2 car parking spaces

Location

Guildford is a county town of Surrey, located approximately 30 miles southwest of central London and 8 miles from junction 10 of the M25. Guildford mainline railway station provides good service to London Waterloo with a journey time of approximately 32 minutes. Both Heathrow & Gatwick airports are within 35 miles.

Eastgate Court is located in the heart of the town centre with easy access to an excellent range of shops, bars and restaurants and the mainline railway station.

Description

Suite 4 comprises a self contained unit arranged over two floors. The floors are well appointed, the first floor having laminate wood block flooring and the second floor carpeting. Each floor is arranged in open plan and is in excellent condition. The floors have views overlooking Guildford High Street and have the benefit of 2 secure car spaces located in the basement car park.

Accommodation

Name	sq ft	sq m	Availability
1st	492	45.71	Available
2nd	492	45.71	Available
Total	**984**	**91.42**	

Terms

New Lease

Rent

£25 per sq ft

EPC

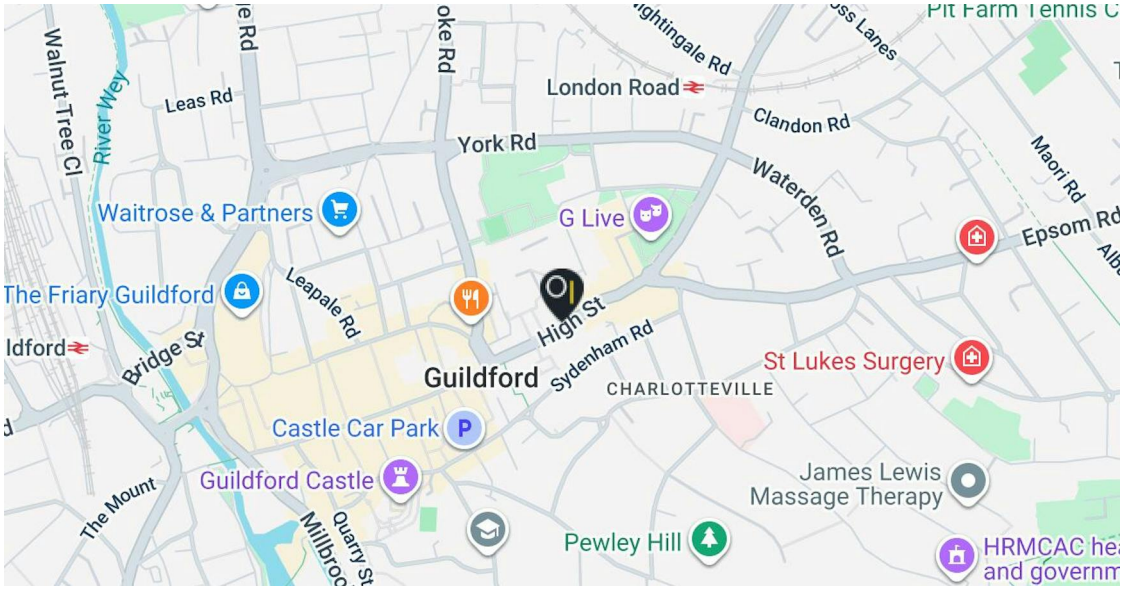
EPC exempt - EPC has been commissioned, will be available in less than 28 days

Service Charge

The service charge for the unit for the year ended March 2026 is £6620.82(£6.73/ sq ft). This may vary if the floors are taken individually

Business Rates

Rateable value: £24,500
Rates payable: £12.42 per sq ft If the floors are taken individually the RV of each floor is such that an individual occupier of each floor should qualify for small business rates relief



Contact

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

Amelia Watson
T: 01483 300176
M: 07983 498697
E: amelia@owenisherwood.com

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

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