Owen Isherwood
CHARTERED SURVEYORS

1st Floor Offices, Eastgate Court, High Street, Guildford, GU1 3AW

TO LET | 6,450 SQ FT (599.22 SQ M)

High Quality Fully Fitted Town Centre 1st Floor Offices

- Prime Town Centre office in prominent High Street location.
- Fully fitted to provide a mixture of open plan, boardroom, meeting rooms, reception and kitchen.
- Air-conditioning.
- Lift access.
- 13 Car Spaces
- Bicycle storage and shower facilities.

Location

Eastgate House occupies a prominent position on the High Street in central Guildford. The property benefits from excellent access to the town's extensive retail, café and leisure amenities as well as Guildford Station, which provides regular fast services to London Waterloo. The property is also easily accessible by road, with the A3, located nearby, linking to the M25.

Description

The 1st floor benefits from a high quality fit-out incorporating reception area, board room, meeting rooms and open plan accommodation.
It comprises a net internal area of 6,450 square feet. The floor benefits from 13 demised parking spaces.

Accommodation

Name	sq ft	sq m	Availability
1st	6,450	599.22	Available
Total	**6,450**	**599.22**	

Terms

New Lease

Lease

The premises are available on a new lease from the landlord on terms to be agreed at a rent of £35/ sqft

Alternatively the premises are available on a sublease from the existing tenant until December 2028 at a rent of £35/ sq ft or on the basis of an assignment of the current tenant's lease until February 2029 at the passing rent(£32.50/ Sq ft)

Rates

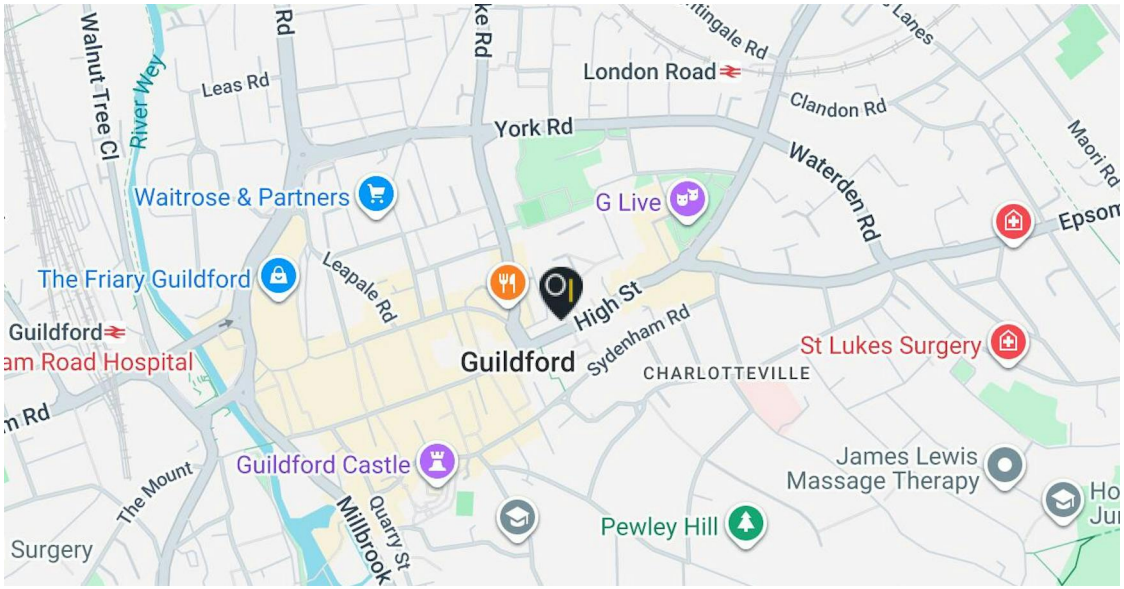
Current rates payable £12.92 per sq.ft. (Tenants should rely on their own enquiries with the charging authority).

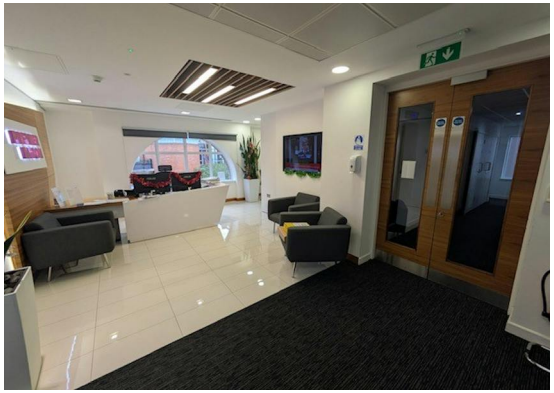
Service Charge

Approximately £14.70 per sq.ft.

Legal costs

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





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