Owen Isherwood
CHARTERED SURVEYORS

Unit 8, Heyworth Business Park, Guildford, GU3 1AF

TO LET | 3,000 SQ FT (278.71 SQ M)

Flexible end-of-terrace class "E" unit with a variety of users on site.

- Fully furnished office throughout with furniture as seen.
- Close connections between the towns of Guildford and Godalming.
- Scope for roller shutter to be fitted.
- Current fitted office layout with partitioned meeting rooms.
- Gym, office, leisure and other uses within Class "E" currently used on site.
- Modern, recently built units with an EPC rating of "B" along with in-floor trunking and EV charging points.
- CCTV and security gates to the business estate.
- High ceilings of 2.6m and 2.4m respectively.

Location

Situated a mere 10-minutes drive from both Guildford and Godalming within the home county of Surrey, this unit is situated within Peasmarsh and just off Old Portsmouth Road which connects the two towns.

The premises are also close to the A3 which links between Portsmouth and London, with Heathrow Airport a mere 40-minute drive away.

Description

A two-storey class "E" premises, having potential scope for a roller-shutter at the front, the unit is currently set out as a fitted office space having desks, chairs, WC's and meeting room areas in place. The landlord is open to a change of use within the current use class according to the tenants needs, or for the current fitout with all furniture remaining.

Terms

New Lease

Rent

£25 per sq ft

Rates & Charges

Rateable value: N/A

EPC

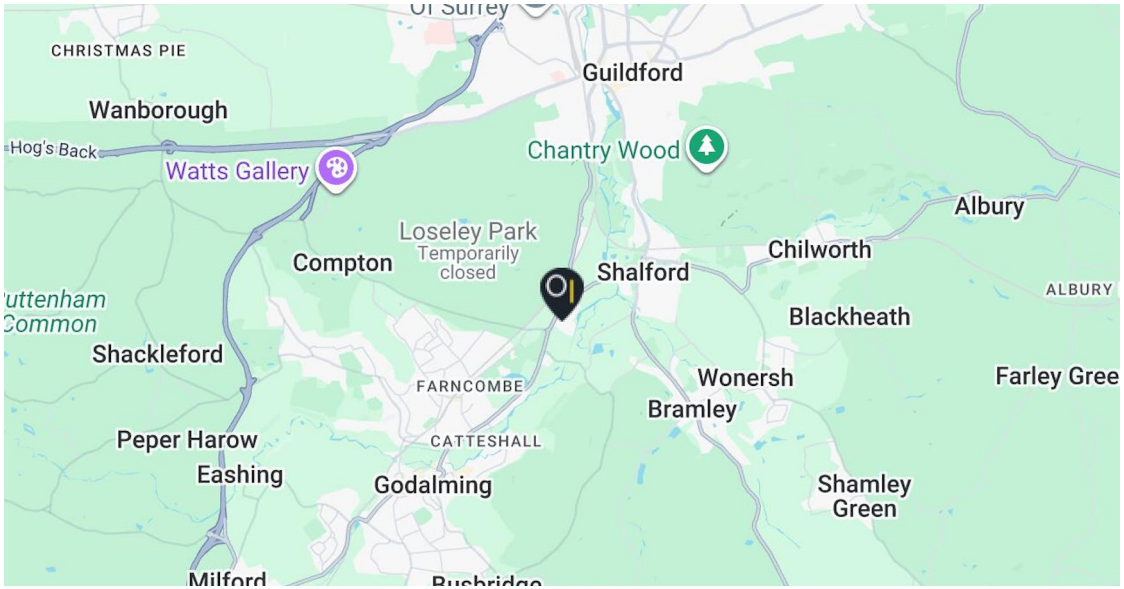
B (47)

Parking

7-8 allocated parking spaces.

Legal costs

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



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