Owen Isherwood
CHARTERED SURVEYORS

Second Floor Office, St. James House, 20 Bedford Road, Guildford, GU1 4SJ

TO LET | 1,570 SQ FT (145.86 SQ M)

Second floor office premises in central Guildford.

- Two minute walk from the train station and National Rail links to London.
- Close to the local High Street and Friary Shopping Centre.
- Three allocated parking spaces.
- Office premises within class "E".
- Currently partitioned for boardroom/storage areas which can be removed.
- Separate WC and Kitchenette which are solely used by this office.
- Available immediately.

Location

The office premises are located within central Guildford, being close to the local railway station, shopping district and above ample parking.
Guildford itself is located centrally within Western Surrey, having the towns of Woking to the North and Godalming to the South. The A3 motorway runs centrally through the town, which leads onwards both to London and Portsmouth. The local railway station provides 40-minute connections to the capital, whilst local bus routes provide transport to towns such as Aldershot (due West) and Dorking (due East).

Description

The building itself comes with full lift and stairwell access, leading out to the floor corridor which contains both the shared WC and kitchenette facilities. This square-in-shape office premises has been apportioned according to the current tenants needs, with internal partitions separating out a boardroom, small meeting room and storage areas. These partitions can be kept or removed according to any incoming tenants needs.
Three allocated parking spaces are included with this letting.

Accommodation

Name	sq ft	sq m	Availability
2nd	1,570	145.86	Available
Total	**1,570**	**145.86**	

Terms

New Lease

Rent

Rent on application

Rates & Charges

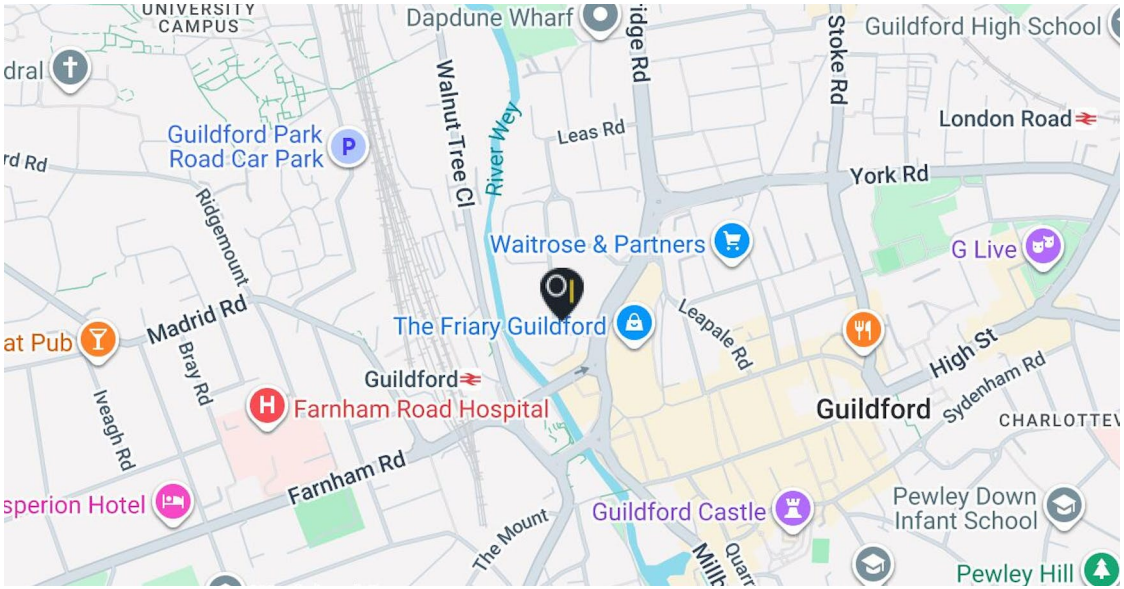
Rateable value: N/A

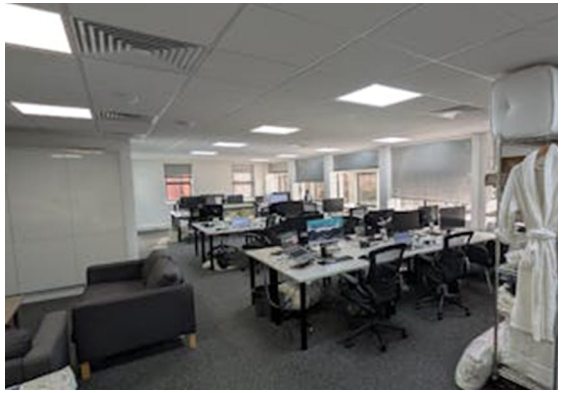
EPC

B (49)

Legal costs

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





Contact

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@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