

Owen Isherwood
CHARTERED SURVEYORS

1 High Street & 18 Park Street, Guildford, GU2 4HP

TO LET / FOR SALE | 1,673.31 SQ FT (155.46 SQ M)

Versatile office suite in the heart of Guildford town centre.

- Prime central Guildford location.
- Flexible layout.
- Excellent natural lighting.
- Ample storage space.
- Kitchen facilities.
- Within walking distance to mainline train station.
- Easy access to A3.











Location

The property occupies a prime, prominent position in the heart of Guildford town centre, providing easy access to all major retail, dining and banking facilities.
Guildford's mainline station is just a short walk away, offering direct services to London Waterloo in approximately 35 minutes.
The A3 is also conveniently close by, providing easy road access.

Description

This office suite provides a functional mix of open-plan workspace and private glazed offices within a character building. The space features carpeted floors throughout, modern LED lighting and strategically placed power points to suit a variety of business needs. Additional amenities include ample built-in storage, a kitchenette, high ceilings and large windows that provide good natural light throughout.

Accommodation

Name	sq ft	sq m	Availability
Building	1,673.31	155.46	Available
Total	**1,673.31**	**155.46**	

Terms

New Lease

Rent

£37,000 per annum

Price

£425,000

Rates & Charges

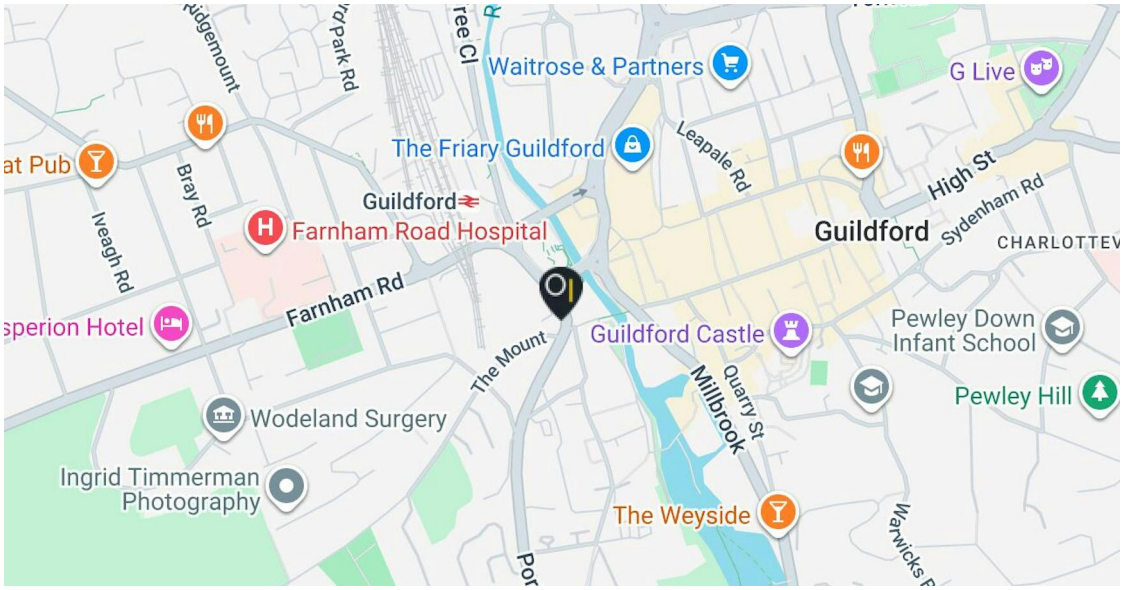
Rateable value: £29,000
Rates payable: £12,528 per annum

EPC

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

Legal costs

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







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