Owen Isherwood
CHARTERED SURVEYORS

4 Wey Court, Mary Road, Guildford, GU1 4QU

TO LET | 651 SQ FT (60.48 SQ M)

Location

4 Wey Court is located in a quiet yet accessible commercial courtyard just off Mary Road in central Guildford. The property benefits from immediate proximity to the town's vibrant High Street and mainline railway station which provides direct links to London Waterloo.
The location also offers swift access to the A3 and M25.

Description

The property comprises a high quality ground floor office suite part of an attractive and modern business courtyard. The suite provides a generous open plan floor allowing for a flexible layout to suit a variety of business operations. The space features bright naturally lit space, suspended ceilings with integrated modern lighting, perimeter trunking and modern flooring. The unit is fully self-sufficient, benefitting from its own kitchenette and WC facilities. Offered on an all inclusive basis with flexible license agreements, this property presents an excellent opportunity for businesses seeking a professional presence in central Guildford.

Accommodation

Name	sq ft	sq m	Availability
Ground	651	60.48	Available
Total	**651**	**60.48**	

Terms

Flexible License Terms

EPC

C (73)

Rent

£16,275 per annum / £25.00psqft

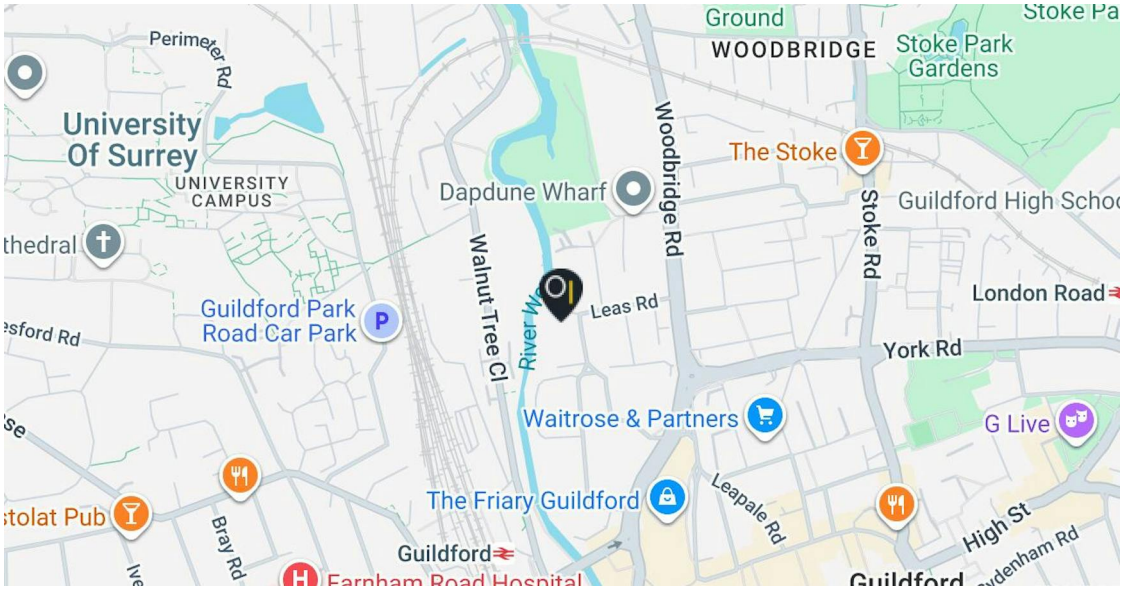
Rates & Charges

Eligible for full business rates relief.

Service Charge - £10.00psqft
Utilities - £5.00psqft

Legal costs

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



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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

X-refs :-

NOTES.

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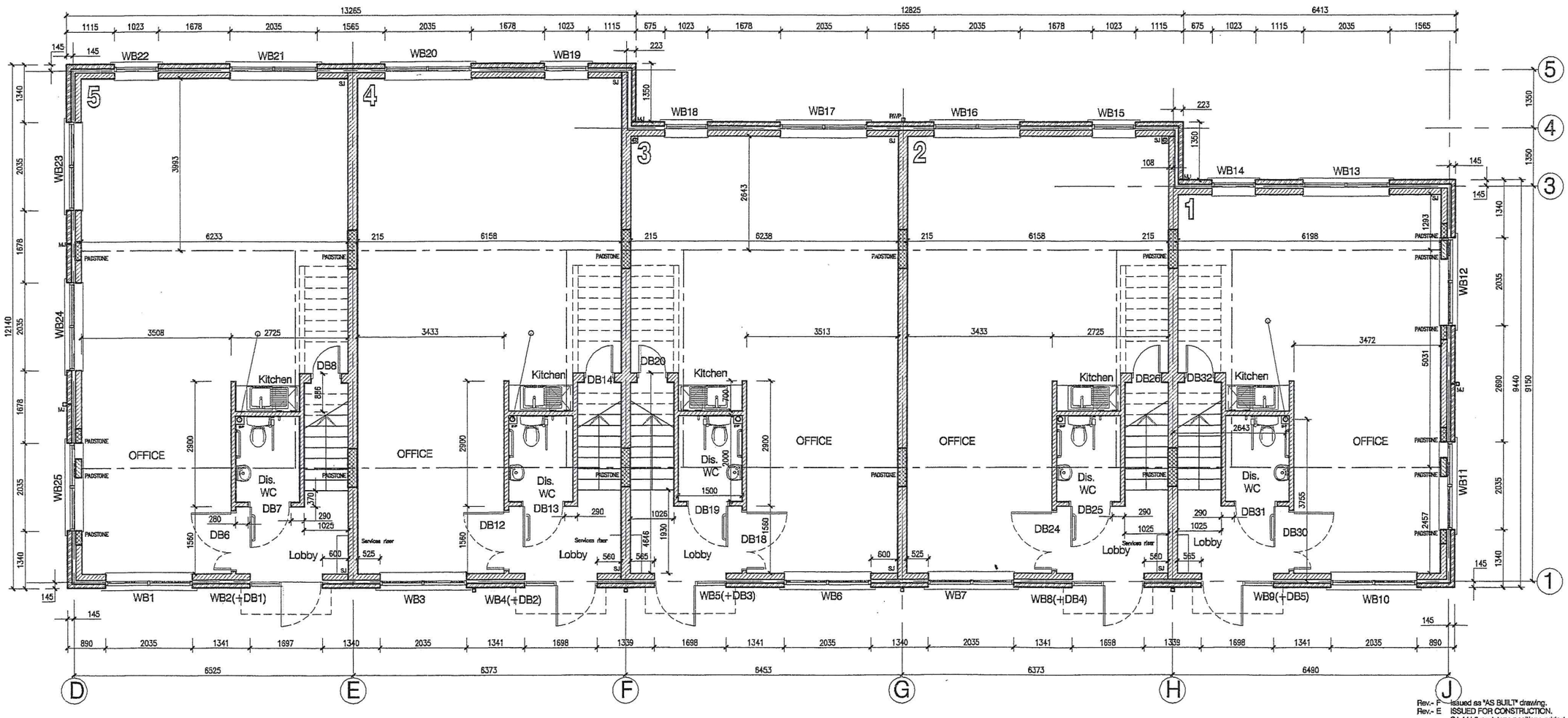
It is sent to you in confidence and must not be reproduced or disclosed to third parties without our prior permission.

This drawing is to be read in conjunction with all relevant consultants, specialist manufacturers drawings and specifications.

Any discrepancies in dimensions or details on or between these drawings should be drawn to our attention.

All dimensions are in millimetres unless noted otherwise.

Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by field dimension.



Ground Floor Plan

02.02 F

Rev.- F	Issued as "AS BUILT" drawing.	SF	15/02/01
Rev.- E	ISSUED FOR CONSTRUCTION. SJ, MJ & padstone positions added. Dis. WCs layouts handed.Dims added.	SF	22-08-00
Rev.- C	Under stair support wall moved.	SF	08-06-00
Rev.- B	Under stair support wall revised to 215 thk	SF	25-04-00
Rev.- A	Staircase width reduced by 75mm	SF	05-04-00
Revisions.		By /Checked /Date.	

AS BUILT

Civils
Partners In Construction

B3 BURGESS

CLIENT: WILDBROOK PROPERTIES LTD

PROJECT: Proposed Office Development
Mary Road Guildford
Surrey

TITLE: Ground Floor Plan
Units 1-5

DATE: 28.02.00

PROJECT NO. 60592

DRAWN: SpF

CHECKED

SCALE: 1:50

02.02 F

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