Owen Isherwood
CHARTERED SURVEYORS

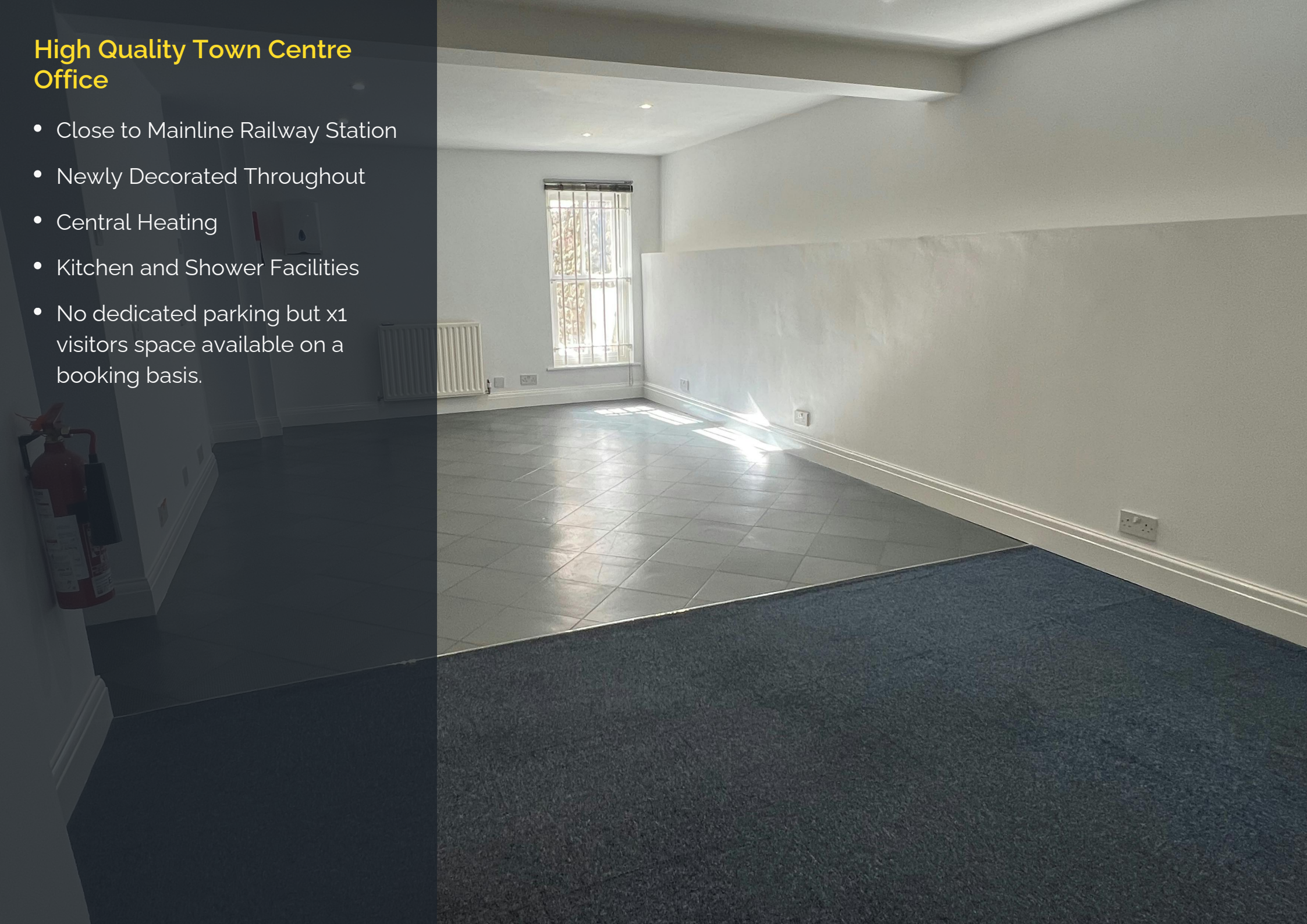
Rooms 2 & 3, Waltham House, Mill Lane, Guildford, GU1 3TZ

TO LET | 293 SQ FT (27.22 SQ M)

Town Centre Office Space

High Quality Town Centre Office

- Close to Mainline Railway Station
- Newly Decorated Throughout
- Central Heating
- Kitchen and Shower Facilities
- No dedicated parking but x1 visitors space available on a booking basis.



Location

Waltham House is situated in a prominent position close to Guildford High Street. The accommodation has all the town centre facilities immediately at hand and the premises are approximately 10 minutes walk from Guildford mainline railway station where fast and frequent train services connect to London Waterloo with a fastest journey time of approximately 35 minutes. Road communications are excellent with the main A3 Portsmouth to London trunk road connecting to M25 and the national motorway network at Junction 10 some 6 miles to the north.

Description

Waltham House has recently been refurbished and comprises office accommodation on lower ground, ground and two upper floors. Each floor comprises several good-sized rooms. Most of the space has now been let, but one room on the lower ground floor remains available.

Accommodation

Name	sq ft	sq m	Availability
Lower Ground - Rooms 2 & 3	293	27.22	Available
Total	**293**	**27.22**	

Rent

£7,409.88 per annum exclusive

EPC

D (93)

Terms

The rooms are available on new lease for terms by arrangement.

Rates & Charges

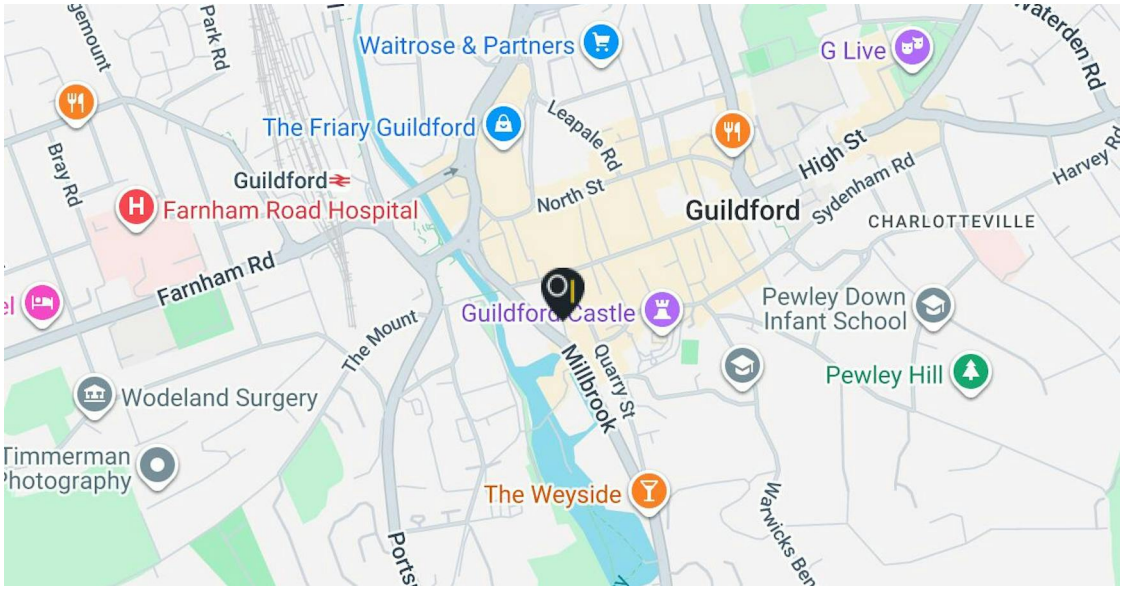
Service charge: £8.84 per sq ft per annum, includes tenants' electricity. Only additional cost will be own IT, telephones and own office cleaning.
Rates payable: £8.72 per sq ft - but occupier should be able to benefit from small business rates relief.

VAT

VAT is payable on the rent and service charge

Legal costs

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



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