

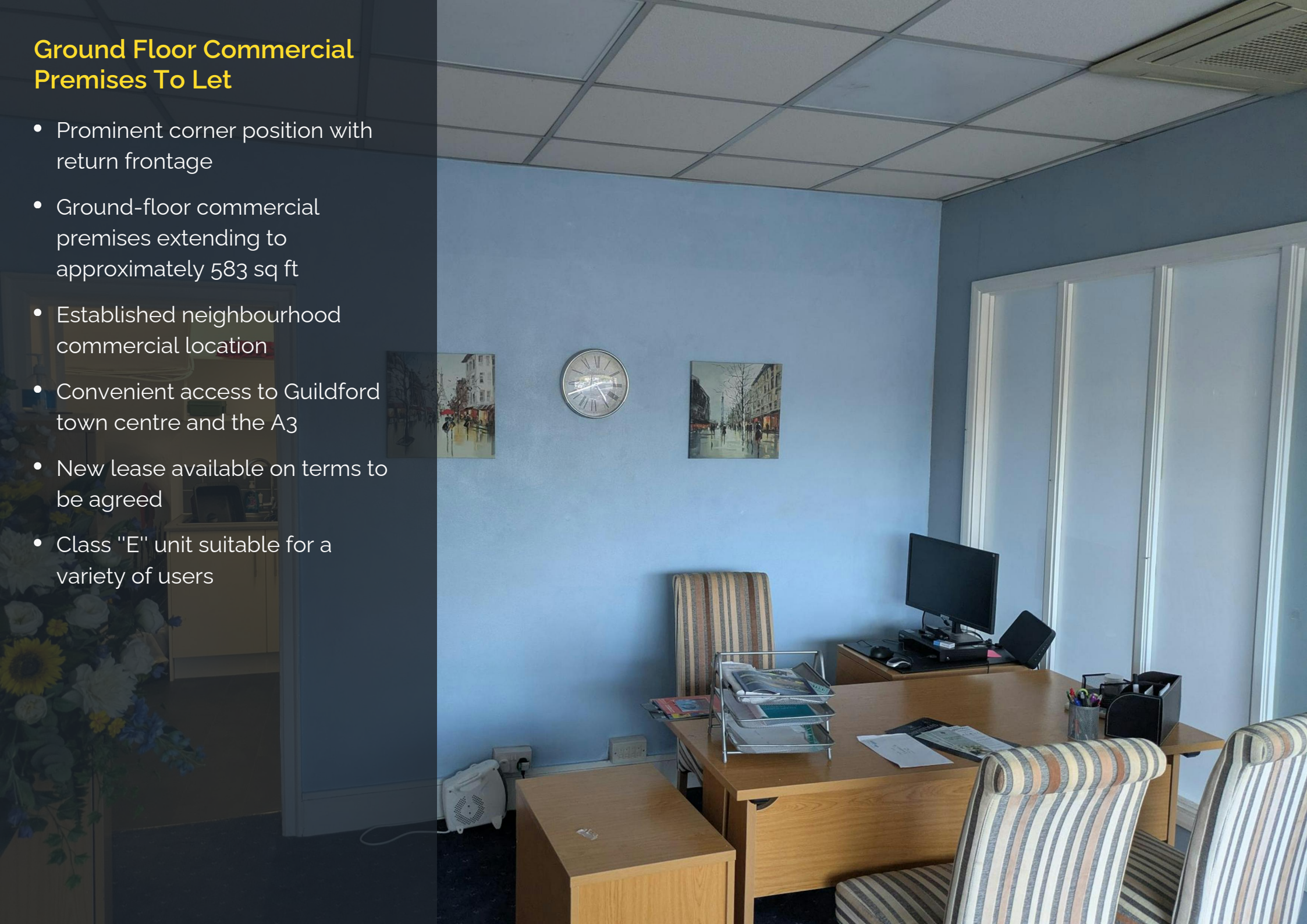
Owen Isherwood
CHARTERED SURVEYORS

Ground Floor, 2 Aldershot Road, Guildford, GU2 8AF

TO LET | 583 SQ FT (54.16 SQ M)

Ground Floor Commercial Premises To Let

- Prominent corner position with return frontage
- Ground-floor commercial premises extending to approximately 583 sq ft
- Established neighbourhood commercial location
- Convenient access to Guildford town centre and the A3
- New lease available on terms to be agreed
- Class "E" unit suitable for a variety of users



Location

The property occupies a prominent corner position at the junction of Aldershot Road and Worplesdon Road, within the established Woodbridge Hill commercial area of Guildford. The premises benefit from good access to the A3 and are a short drive from Guildford town centre. Nearby occupiers include Boots Pharmacy and Best Biltong

Description

The property comprises a ground-floor commercial unit extending to approximately 583 sq ft (54.16 sq m), occupying a prominent corner position with return frontage onto Worplesdon Road. The accommodation is currently arranged with internal partitioning and benefits from ancillary space, kitchenette and WC facilities to the rear.

Accommodation

Name	sq ft	sq m	Availability
Ground	583	54.16	Available
Total	**583**	**54.16**	

Terms

New Lease

Rent

£19,500 per annum

Rates & Charges

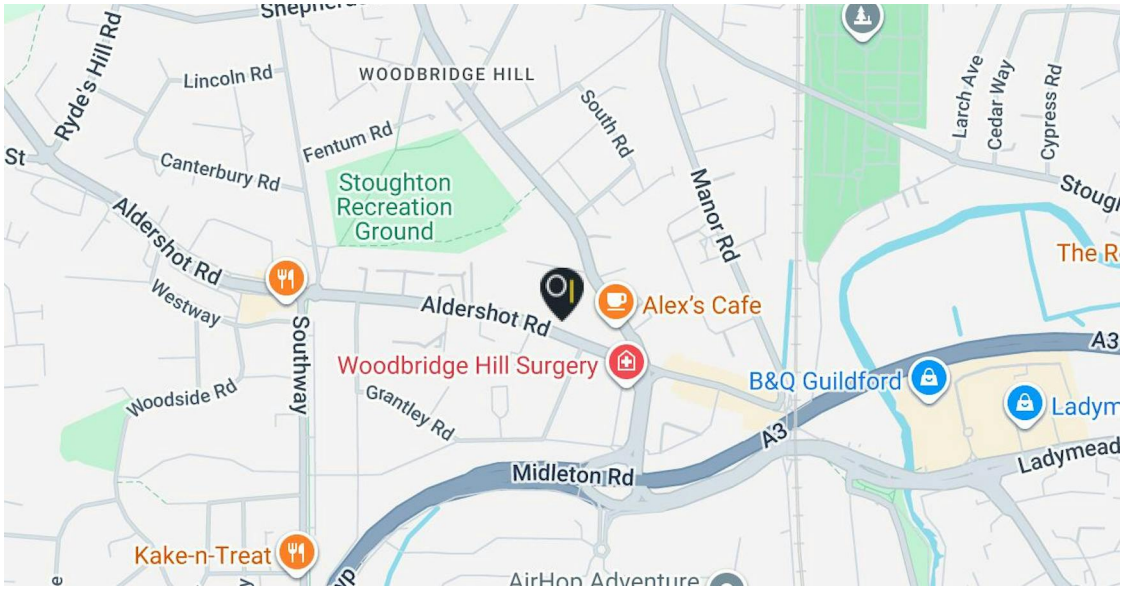
Rateable value: £12,500

EPC

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Legal costs

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







Contact

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