

TO BE REFURBISHED

**Owen
Isherwood**
CHARTERED SURVEYORS

TO LET

SELF-CONTAINED TOWN CENTRE OFFICE

1,506 sq. ft. (139.90 sq. m)

MERIDIAN HOUSE, 9-11 CHERTSEY STREET, GUILDFORD, SURREY GU1 4HD

KEY POINTS

- Air- Conditioning
- Raised Access Flooring
- Cat 2 Flush Luminaries
- Suspended Ceiling
- Fully Carpeted
- Double Glazing
- Video Entryphone
- Kitchenette
- Separate W.C Facilities
- 2 Secure Car Parking Spaces

LOCATION

Meridian House is located in Chertsey Street a few minutes walk from Guildford High Street. The M25 (Junction 10) is 7 miles to the north-east of Guildford via the A3. Guildford's mainline station provides a fast, frequent service to London Waterloo (35 minutes).

DESCRIPTION

We are instructed to offer this self-contained 2nd floor office suite within Meridian House. The office provides a mixture of open plan and cellular accommodation.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
2 nd Floor	1,506	139.90

TERMS

The office space is available on a new lease with terms to be agreed.

RENT

£26.50 per sq ft.

RATES

Rateable Value: £17,250

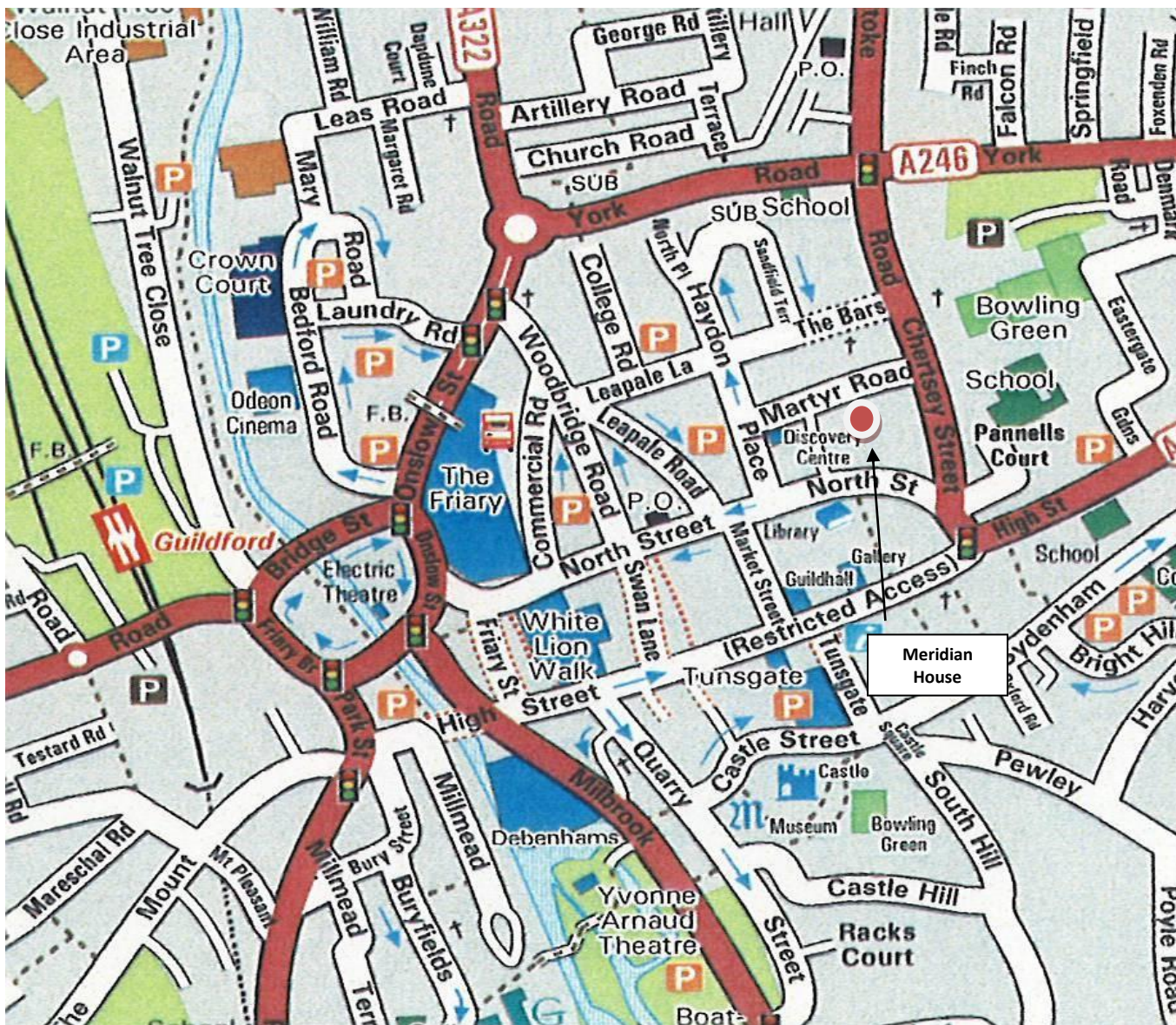
Rates Payable (20/21): £8,607.75

EPC

TBC

LEGAL COSTS

Each party to bear their own legal costs.



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.

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