

INDIVIDUAL ROOMS



TO LET

Small Town Centre Offices

127 sq. ft (11.79 sq. m), 225 sq. ft (20.90 sq. m), 241 sq. ft (22.38 sq. m)

Owen Isherwood
CHARTERED SURVEYORS

Stevenson House, 17a Tunsgate, Guildford, Surrey GU1 3QT

LOCATION

The premises are in the newly pedestrianised Tunsgate in the heart of Guildford Town Centre accessed via the arch virtually opposite the landmark clock in Guildford's cobbled High Street.

Shopping, restaurants and entertainment facilities are immediately at hand and the premises are located approximately 10-15 minutes' walk from Guildford mainline station.

DESCRIPTION

The available accommodation comprises 2 individual rooms located on the second floor in 17a Tunsgate and 1 in Stevenson's House. Access is via the red door between Cry for the Moon and Rigby & Peller. The offices are newly redecorated and available for immediate occupation.

ACCOMMODATION & RENT

	Sq. ft	Sq. m	Rent
17a Tunsgate- 2 nd Floor	127	11.79	£3,810 pa inclusive
17a Tunsgate- 2 nd Floor	225	20.90	£6,750 pa inclusive
Stevenson House- 2 nd Floor	241	22.38	£7,230 pa inclusive

Rent is inclusive of service charge and electricity, such that all charges are included, save that tenants will need to be responsible for their own cleaning and own IT and telephone charges and their proportion of the insurance premium.

LEASE

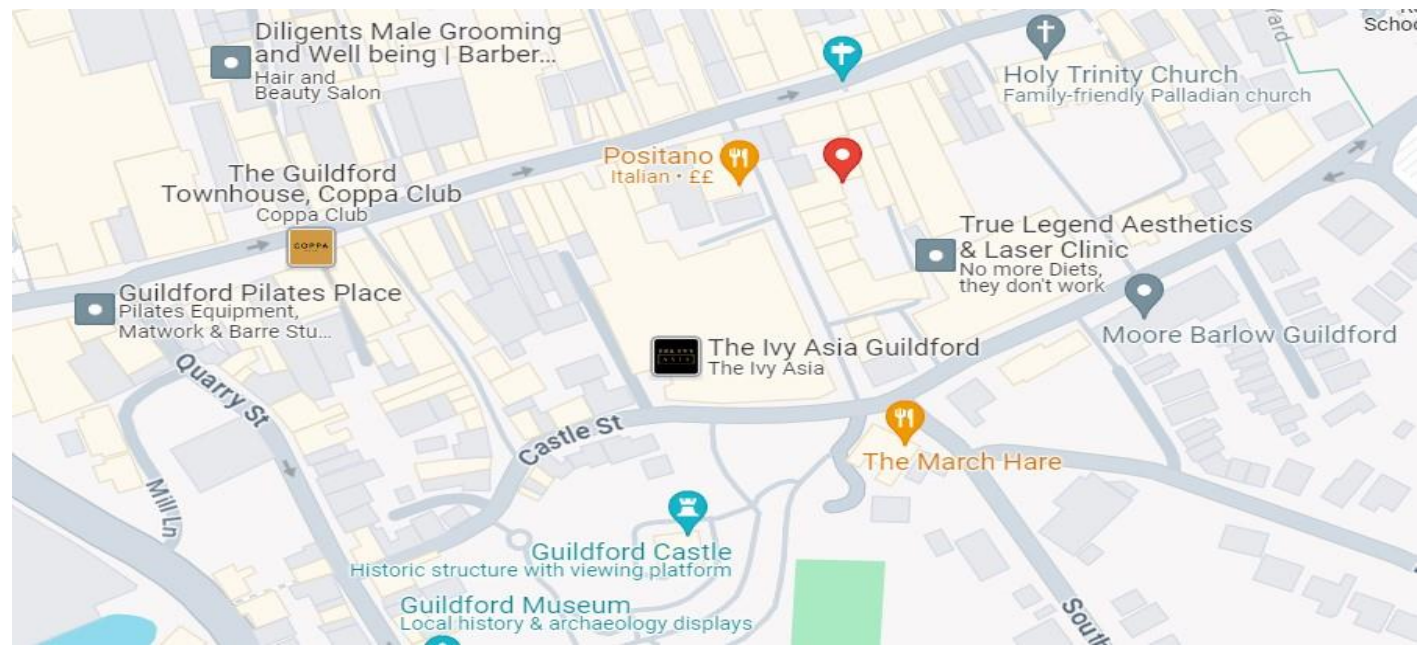
The accommodation is available on a new lease for a term by arrangement.

RATES

Tenants taking individual rooms are likely to qualify for small business rates relief,

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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