

SHORTLY TO BE REFURBISHED
COMPLETION JANUARY 2024




TO LET

AIR-CONDITIONED TOWN CENTRE OFFICE
960 sq. ft (89.18 sq m)

Owen Isherwood
CHARTERED SURVEYORS

173 HIGH STREET, GUILDFORD, SURREY GU1 3AJ

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- A photograph of an office kitchenette area. In the foreground, there is a white kitchenette unit with a black countertop. It features a double sink with a chrome faucet, a coffee machine, a water dispenser, and a small refrigerator. Several potted plants are on the counter. To the right, there is a wooden door and a black office chair. The ceiling has recessed lighting, and the floor is covered in grey carpeting. A semi-transparent dark grey box is overlaid on the bottom left of the image, containing a list of features.
- To Be Refurbished Offices
 - Air-Conditioning
 - Perimeter Trunking
 - Kitchenette
 - Shower Facilities
 - Immediate Occupation
 - Parking

LOCATION

Guildford is county town of Surrey, located approximately 30 miles Southwest of Central London and 8 miles from Junction 10 of the M25. Guildford mainline railway provides good service to London Waterloo with a journey time of approximately 32 minutes. Both Heathrow and Gatwick airports are within 35 miles.

DESCRIPTION

The available accommodation comprises an attractive suite on the first floor of the building. The suite is to be refurbished shortly to provide air conditioned, open plan accommodation with new tea point/break out area, ready for immediate occupation.

FLOOR AREAS

First Floor (Rear)	960 sq. ft	89.18 sq. m
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RENT

£28,800 per annum exclusive.

LEASE

The premises are available on a new lease for a term of arrangement.

BUSINESS RATES

Rateable Value: £15,750

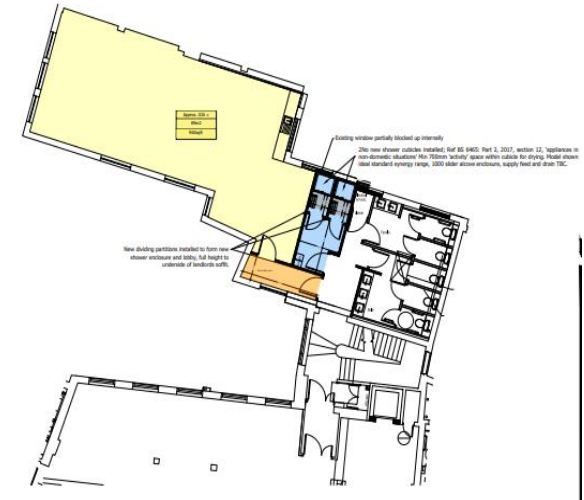
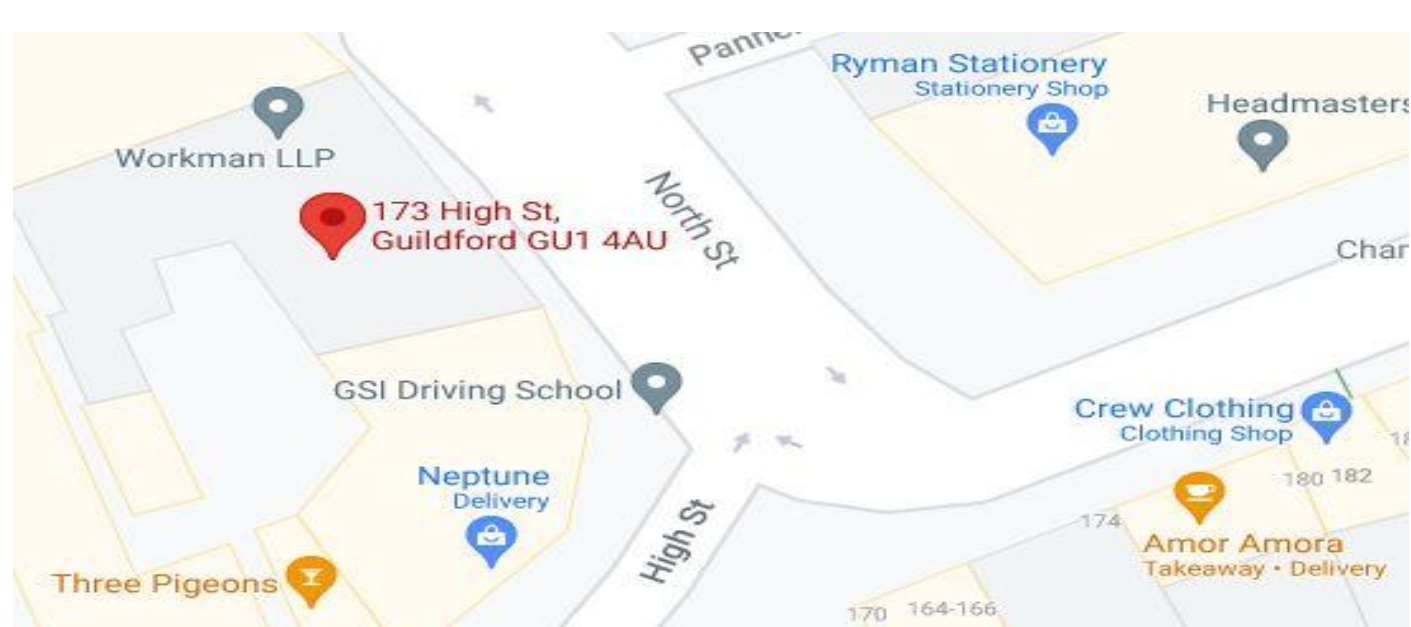
Transitional Business Rates likely to apply.

SERVICE CHARGE

TBC

LEGAL COSTS

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



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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