

PANNELL HOUSE

GUILDFORD GUI 4HN

Quality ground floor office suites with parking in prime town centre location within 2 mins walk of mainline station
560 - 3,860 sq ft TO LET



DESCRIPTION

The available accommodation comprises the entire ground floor of the main building together with the annexe.




The ground floor in the main building is arranged as two suites either side of the ground floor reception area. The left hand suite is currently fitted and arranged mainly in open plan, but has the benefit of two partitioned meeting rooms and a kitchen area. The right hand suite has recently been refurbished and is arranged mainly in open plan, but has the benefit of a kitchen/breakout area already in situ. A private courtyard links this space to the annexe which has also just been refurbished and provides interesting creative open plan space and also houses shower facilities and additional WC accommodation.

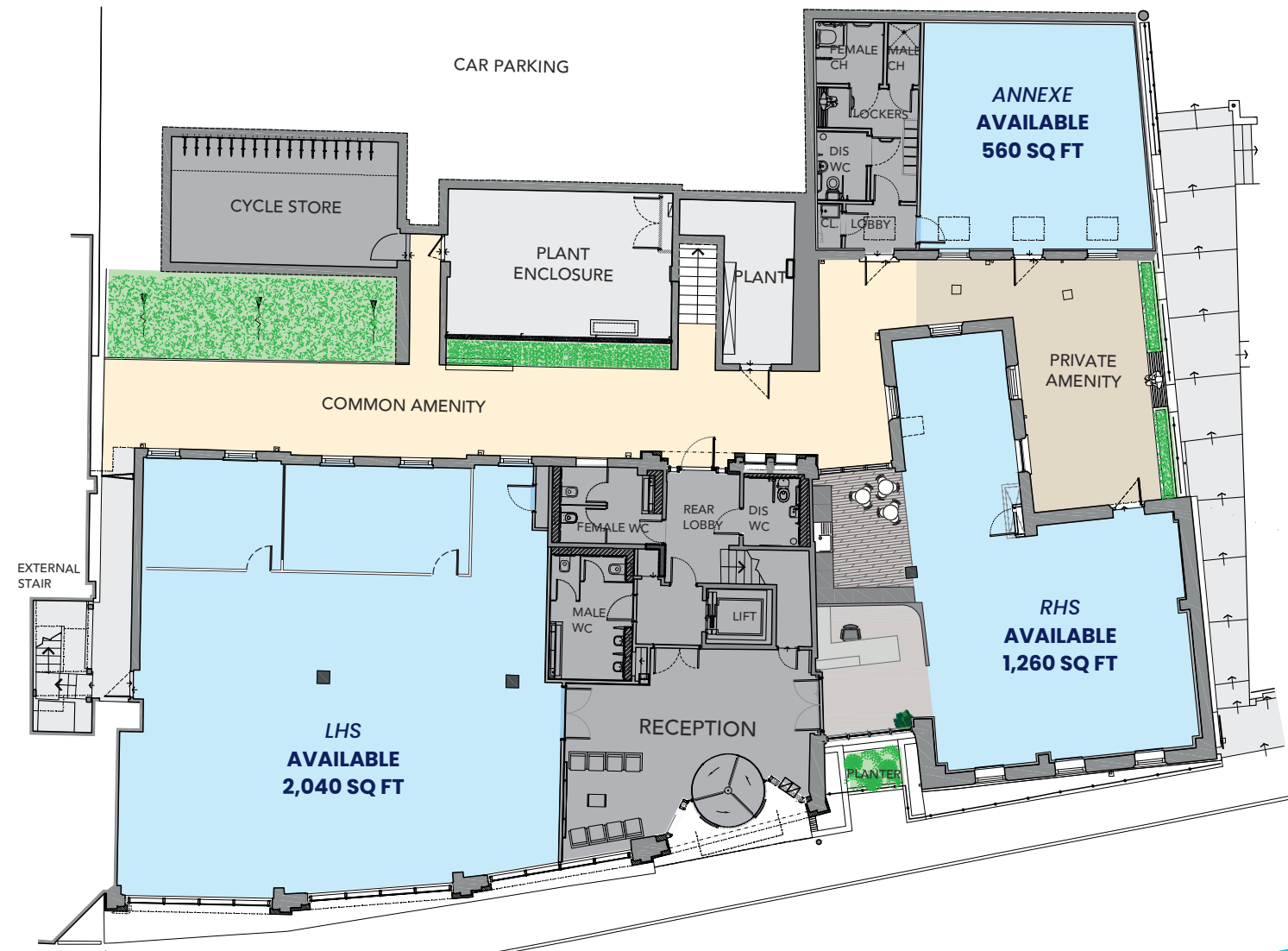
Car parking is provided at the rear of the building.

Floor	Suite	Area (sq ft)	Area (sq m)	Rent pax
Ground	LHS	2,040	189.5	£71,400
Ground	RHS	1,260	117.1	£44,250
Ground	Annexe	560	52.0	£16,000
Total		3,860	358.6	£131,650

The space can be taken as individual suites, in combination or the floor can be taken in its entirety.

AMENITIES

-  High quality Grade A offices
-  Mainly open plan
-  Cycle racks
-  Air conditioning
-  High quality common parts
-  Raised floors
-  Shower facilities
-  Impressive reception
-  6 car spaces (1:643 sq ft)
-  Courtyard area



Ground floor plan

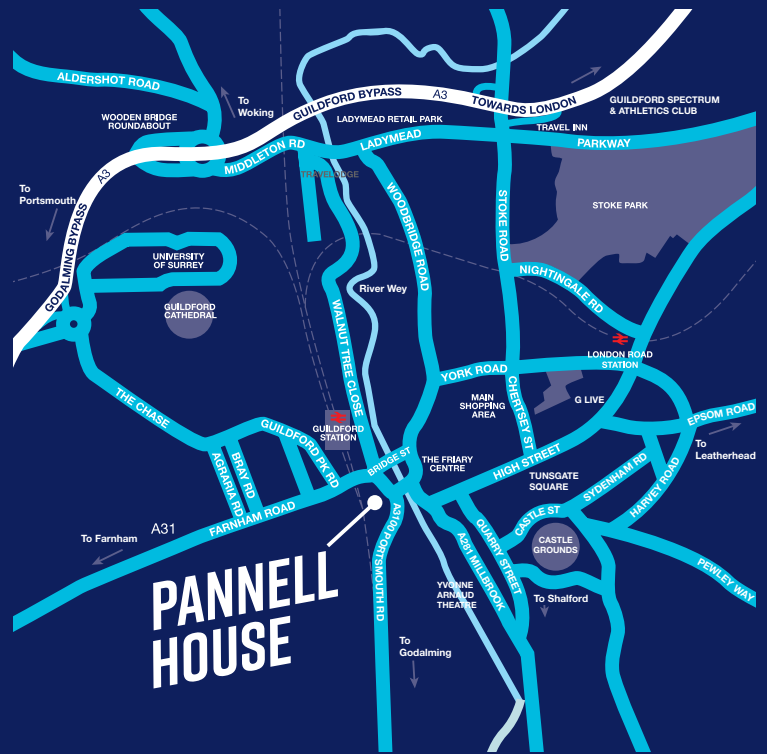
Not to scale - for indicative purposes only.



LOCATION

Guildford, the county seat of Surrey, is located approximately 30 miles south west of central London and 8 miles from junction 10 of the M25.

Guildford is home to a large number of corporate, government and professional organisations such as EA Games, Super Massive Games, Allianz, Surrey Satellites, Penningtons Manches, BDO and many others. Pannell House is located in a prominent position just 2 minute walk from Guildford mainline station in the heart of the town centre. Guildford's excellent range of shops, bars and restaurants are all immediately at hand.



Road	Mins
A3	5
M25 (J10)	15
M3 (J4)	20
Central London	65
Southampton	70



Airport	Mins
Heathrow	30
Farnborough	31
Gatwick	40
Southampton	67



Rail	Mins
Woking	8
London Waterloo	32
Reading	37

Source: National Rail and Google maps



CONTACT

Peter Da Silva
07768 146953
pds@owenisherwood.com

Mark Isherwood
07990 585666
mark@owenisherwood.com

Owen Isherwood
CHARTERED SURVEYORS
01483 300176
owenisherwood.com

TERMS

The suites are available on new effective full repairing and insuring leases for terms to be agreed.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT. in respect of any transaction. Deisgned by www.take-shape.co.uk. February 2024.