

TWO TOWN CENTRE OFFICE FLOORS
WITH CAR PARKING CLOSE TO
GUILDFORD STATION



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

2 OFFICE FLOORS
785 sq. ft/1,619 sq. ft

18 FARNHAM ROAD, GUILDFORD, SURREY GU1 4XA



- Town Centre Offices
- Air Conditioning
- Recessed Lighting
- Perimeter Trunking
- Close to Railway Station
- 3 car spaces

LOCATION

18 Farnham Road is in the town centre less than 5 minutes walk from the mainline railway station and with excellent shopping, leisure and restaurant facilities on the doorstep.

DESCRIPTION

The self-contained office building comprises office accommodation together with stores, kitchens and ancillary areas. The accommodation is of brick construction with a feature glazed entrance. The office benefits from air conditioning and recessed lighting and there is a perimeter skirting trunking to all office areas. The 2nd floor provides interesting character accommodation and is being newly decorated and carpeted.

ACCOMMODATION & RENT

The available accommodation comprises two office floors as follows:

2 nd Floor	785 sq. ft	72.23 sq. m	£17,500 pax
Upper Ground Floor	1,619 sq. ft	150.41 sq. m	£40,500 pax

LEASE

New leases are available for terms to be agreed.

RATES

The tenant will be responsible for the payment of business rates where applicable. The second floor should qualify to benefit from Small Business Rates Relief, whereas the business rates payable on the upper ground floor, equate to approx. £7 /sq. ft.

SERVICE CHARGE

Approx. £7.50 per sq. ft inclusive of all outgoings, apart from own office cleaning and own IT/Telephone costs.

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.

T: 01483 300 176
www.owenisherwood.com
1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Peter da Silva
T: 01483 300 176
M: 07905 146 953
E: pds@owenisherwood.com
Sean Bellion
T: 01483 300 176
M: 07811 343109
E: sean@owenisherwood.com