

**Office**  
TO LET

  
**CURCHOD&CO**  
INCORPORATING LONDON CLANCY



**6 Faraday Road**  
Guildford, GU1 1EA

## Self contained office building

**1,030 sq ft**  
(95.69 sq m)

- Walking distance to town centre
- Air conditioned
- Fully fitted offices
- 2 car parking spaces
- Shower facilities
- Kitchenette on each floor

## Summary

Available Size	1,030 sq ft
Rent	£24,250 per annum
Rates Payable	£8,857 per annum
Rateable Value	£17,750
Service Charge	£1,500 per annum
EPC Rating	C (69)

## Description

The property is a modern self contained two storey office building providing accommodation over ground and first floor. The ground floor is currently laid out as a meeting/training room. The first floor is currently laid out for open plan offices accommodating nine workstations.

## Location

The premises are situated in Faraday Road which is just off Woodbridge Road (A332). The property is located within walking distance of Guildford town centre and Guildford train station which provides direct access to London Waterloo at an average journey time of approximately 32 minutes.

Access to the A3 and the national motorway network beyond is approximately half a mile distant.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	517	48.03
1st - Office	513	47.66
<b>Total</b>	<b>1,030</b>	<b>95.69</b>

## Terms

The premises are available by way of a new sublease for a term to expire 2nd October 2024.

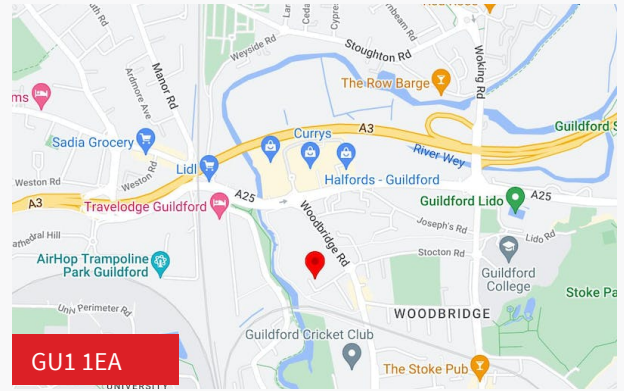
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

Richard Newsam  
01483 730060 | 07554455920  
rnewsam@curchodandco.com

Joseph Smith  
01483 730060 | 07808 896311  
jsmith@curchodandco.com

More properties @ curchodandco.com

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