



39 Guildford Road

Lightwater, GU18 5SA

## First and second floor offices

568 to 3,372 sq ft

(52.77 to 313.27 sq m)

- Secure car parking with automated gate
- LED lighting
- Good natural light
- Many amenities within walking distance
- Redecorated
- 8 person lift

## Summary

Available Size	568 to 3,372 sq ft
Rent	Rent on Application
Business Rates	N/A
EPC Rating	C (52)

## Description

39 Guildford Road is a well-maintained property providing a mix of retail and office accommodation across three floors. The ground floor provides a double retail unit at the front of the property with offices to the rear, and offices at first and second floor levels.

The offices on the first floor are currently split into several smaller rooms / meeting rooms, but these can easily be removed to create one open plan space.

The second floor is open plan and benefits from excellent natural light. There are shared kitchen facilities on the first floor, and a private kitchen within the second floor office.

There is plenty of on site car parking at the rear of the property, within a secure gated car park.

## Location

The property is situated in a prominent position in the centre of Lightwater, with many shops and amenities on the doorstep. Junction 3 of the M3 motorway is approximately half a mile drive to the north and the exit through the village to the south links directly to the A322 towards Guildford which is approximately 11 miles.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office	568	52.77
1st - Office	1,550	144
2nd - Office	1,254	116.50
<b>Total</b>	<b>3,372</b>	<b>313.27</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

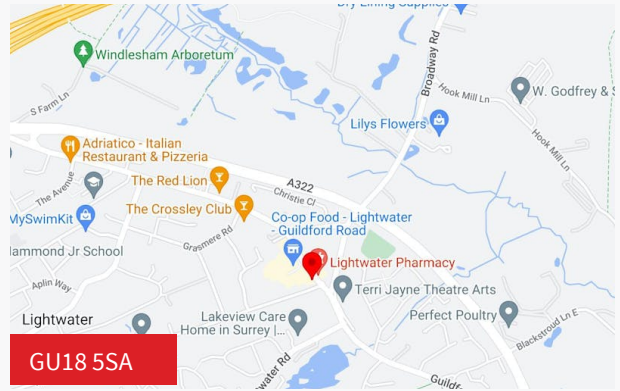
## Anti Money Laundering

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 side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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