



Andrews House

College Road, Guildford, GU1 4QB

Fully fitted office suite

2,298 sq ft

(213.49 sq m)

- Prominent town centre location
- CAT A+ fit out
- 3 parking spaces (parking ratio 1:776)
- New metal VRF ceiling with LED lighting
- Air source heat pumps with fan coil air conditioning

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Summary

Available Size	2,298 sq ft
Rent	Rent on application
Rates Payable	£33,280 per annum
Rateable Value	£65,000
Service Charge	£23,127 per annum Inc power
VAT	Applicable
EPC Rating	C

Description

Offices at Andrews House provide high quality, newly refurbished office space in the heart of Guildford. This 2nd floor suite will offer CAT A+ space with a modern office layout including meeting rooms, break-out space, tea point and scope for further fitout subject to occupier requirements and agreement of terms. The property benefits from a shared reception, door security system, male and female toilets on each floor and 8-person passenger lift, CCTV, showers, bike storage and secure parking.

Location

Andrews House holds a prominent position on College Road, in Guildford town centre. The property sits adjacent to Waitrose, and is a short walk from the main high street and Friary shopping centre. Commercial Road, Leapale and Old Police Station car park are all situated a 2-minute walk away.

Guildford railway station is a 7-minute walk away, which provides regular services to London Waterloo (32-minutes), Reading (32-minutes) and Gatwick Airport (42-minutes). The A3 and A25 roads are both within a 10-minute drive, with M25 junction 10 (15-minute drive) and M3 junction 3 (25-minute drive) also close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Part	2,298	213.49	Available
Total	2,298	213.49	

Terms

The suite is available on a new lease, with terms 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.

Property is elected for VAT, which is payable on all prices, premiums and rents.



Viewing & Further Information

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