



New House, Bedford Road, Guildford GU1 4SJ

TO LET

Town centre building - short term use

**741 - 5,235 Sq Ft
(69 - 486 Sq M)**

New House, Bedford Road, Guildford GU1 4SJ

DESCRIPTION

Comprising a town centre building available to be let as a whole, or on a floor by floor basis. New House is arranged on ground and three upper floors and provides a mix of partitioned offices and open plan areas. The building is a short walk from Guildford mainline station. The space is unheated/not air-conditioned, but potentially suitable for a variety of potential uses including storage on a short term basis subject to the necessary consents.

- ✓ Town centre location
- ✓ Possibilities for various short term uses
- ✓ No parking allocation and no heating or A/C
- ✓ Railway station nearby

LOCATION

The building is a short walk from Guildford mainline station and provides easy access to all town centre amenities.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	1,473	137
First	1,505	140
Second	1,516	141
Third	741	69
Total	5,235	486

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

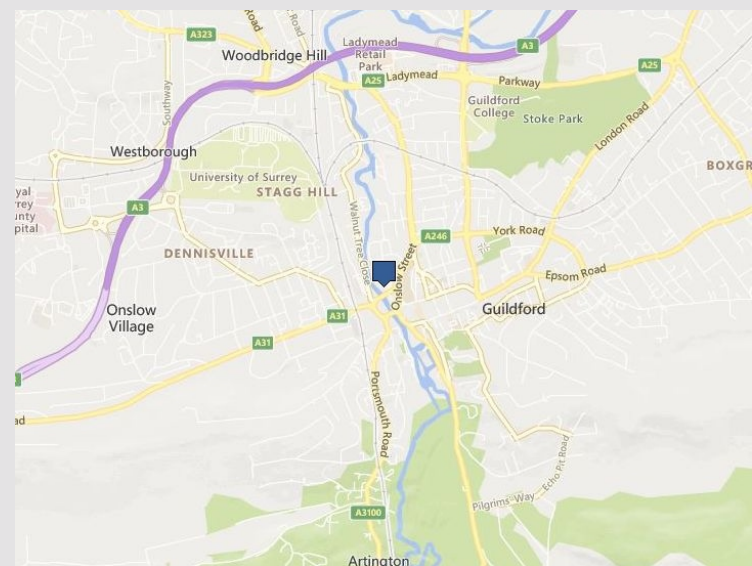
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

New short leases on economic terms - please refer to the agents for further information.

EPC Category E (112). Since the heating does not work this may be subject to re-assessment.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Mr Charles Wood
01483 446704
cwood@lsh.co.uk