



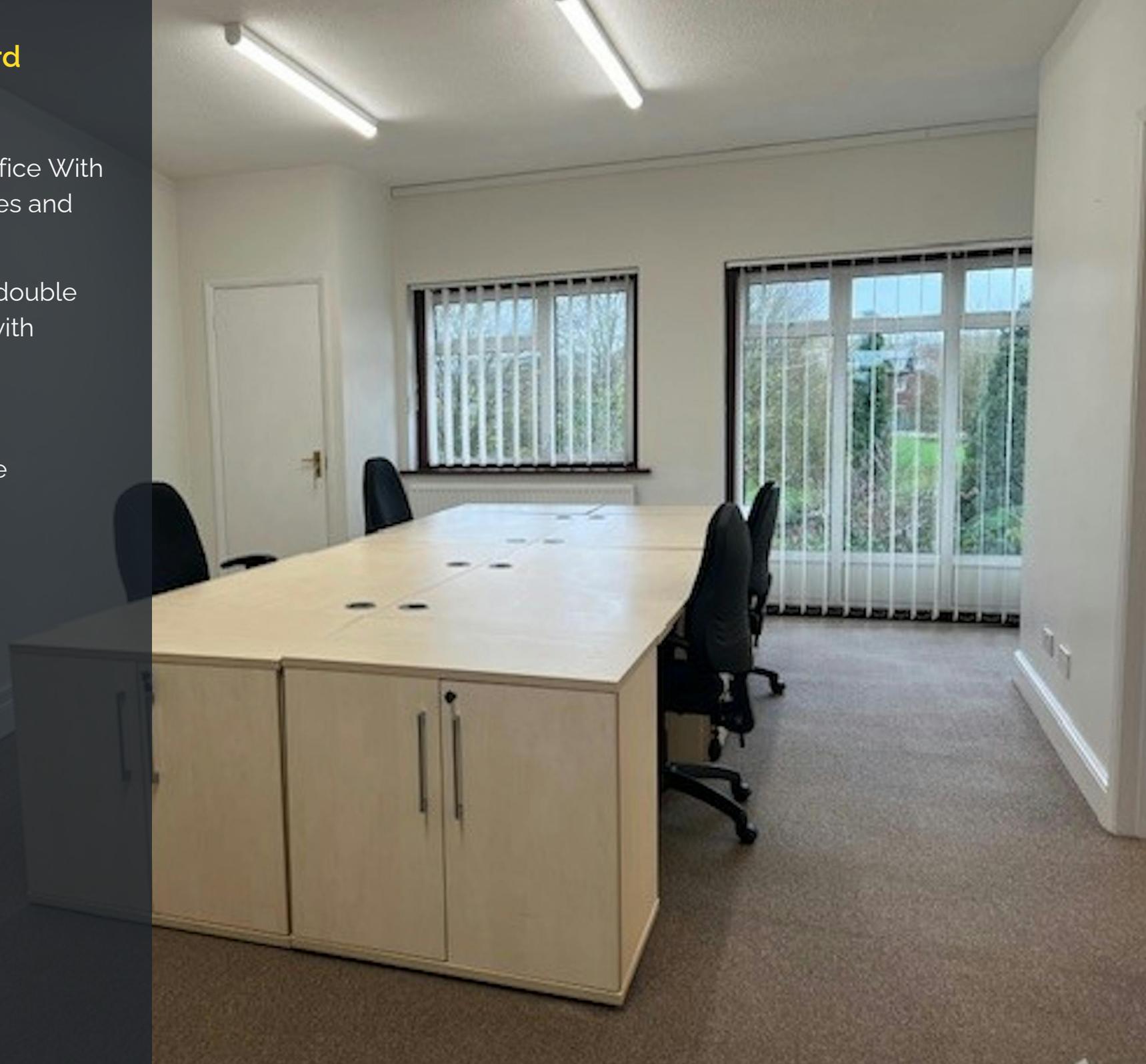
Owen  
Isherwood  
CHARTERED SURVEYORS

Two First Floor Office Suites, Howard Buildings, Guildford, GU4 7LX

**TO LET | 91 TO 640 SQ FT (8.45 TO 59.46 SQ M)**

## Office To Let, Guildford

- First Floor Office Space
- Furnished Open Plan Office With 2 Meeting Rooms/Offices and parking for 2 cars
- Further well appointed double aspect room available with parking for 1 car
- Excellent Access to A3
- Flexible Terms Available
- Kitchen facilities
- Security Alarm



## Location

Howard Buildings comprises of a two-storey purpose-built office building in Burpham with views over the Sutherland Memorial Park. The property provides very close access to the A3 and hence the M25 and entire motorway network and is also close to a number of amenities including Sainsbury's, Aldi, and Starbucks.

## Description

There are two, separate spaces available on the first floor. The larger suite, Unit 2, comprises an open plan space, two further offices/meeting rooms and a self-contained kitchenette. The offices are currently furnished and the furniture is available with the space. A further well appointed double aspect one or two person room (with a large, walk-in storage cupboard) situated at the front of Unit 1, is also available on this level. This office shares a kitchenette. There is no lift to the first floor.

## Accommodation

Floor/Unit	Description	sq ft	sq m	Availability
1st	Unit 1	91	8.45	Available
1st	Unit 2	550	51.10	Available
<b>Total</b>		<b>641</b>	<b>59.55</b>	

## Rent

Unit 1 - £3,000 pa / £250 pcm (includes 1 car space)  
Unit 2 - £16,500 pa / £1,375 pcm (includes 2 car spaces)

The rents quoted above are inclusive of service charge which covers: Electricity, Heating, Building Insurance, Cleaning of Offices, Water, Door Porter Entry System, Intruder Alarm & Fire Alarm

## Terms

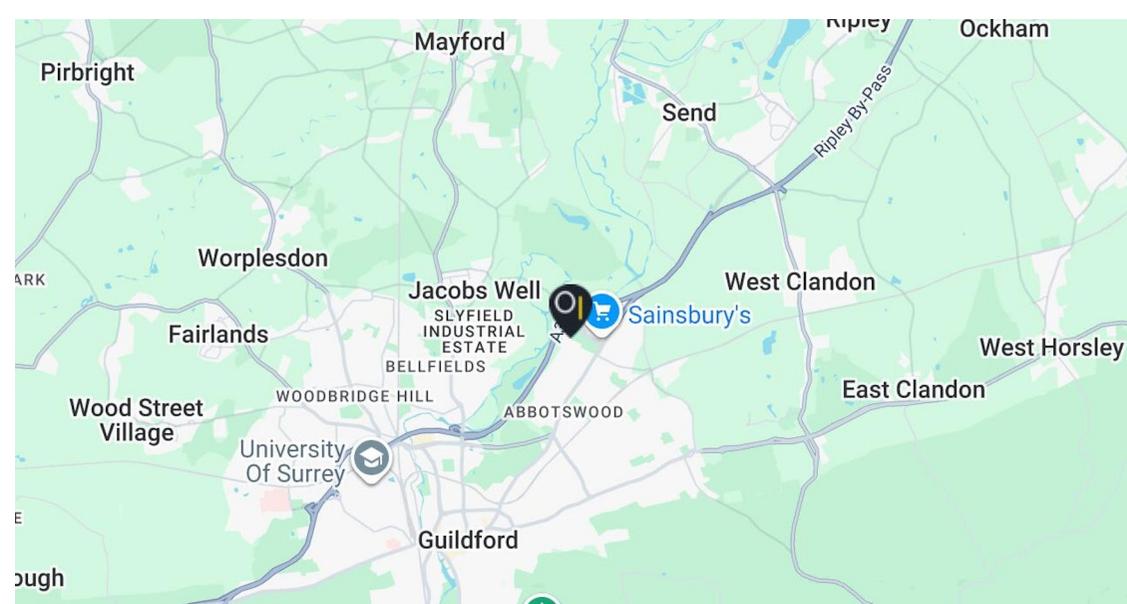
The accommodation is available on new leases for terms to be agreed. The leases will be granted outside the provisions of the Landlord & Tenant Act 1954 relating to compensation and security of tenure.

## Business Rates & Telephone/Internet Charges

Business Rates, and Telephone/Internet charges are the tenant's responsibility. Small Business Rates Relief may be available.

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

### Peter da Silva

T: 01483 300176  
M: 07768 146953  
E: pds@owenisherwood.com

### Kieran Morgan

T: 01483 300176  
M: 07904377405  
E: Kieran@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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