Owen Isherwood
CHARTERED SURVEYORS

3, Faraday Road, Off Woodbridge Road, Guildford, GU1 1EA

FOR SALE | 877 TO 1,761 SQ FT (81.48 TO 163.60 SQ M)

Owner Occupier and Investment

Location

3 Faraday Road is located walking distance from Guildford town centre. The property benefits from excellent access to the A3 and M25, providing direct links to London and the South Coast, along with convenient access to local amenities and public transport connections.

Description

Freehold office building offering vacant possession of the ground floor. The property features perimeter trunking, concrete floors, LED lighting, air conditioning (separate units serving each floor, installed 2022) and electric heating. There is dedicated fibre connection direct to the exchange. The newly refurbished ground floor benefits from a dedicated WC and two allocated parking spaces.

The first floor includes a WC/shower room and one allocated parking space. Both floors provide kitchenette facilities. Additional on-site permit parking available for visitors and commercial users.

Suitable for owner-occupiers or investors.

Accommodation

Name	sq ft	sq m	Availability
Ground	877	81.48	Available
1st	884	82.13	Occupied
Total	**1,761**	**163.61**	

Price

£495,000 + VAT

EPC

C (69)

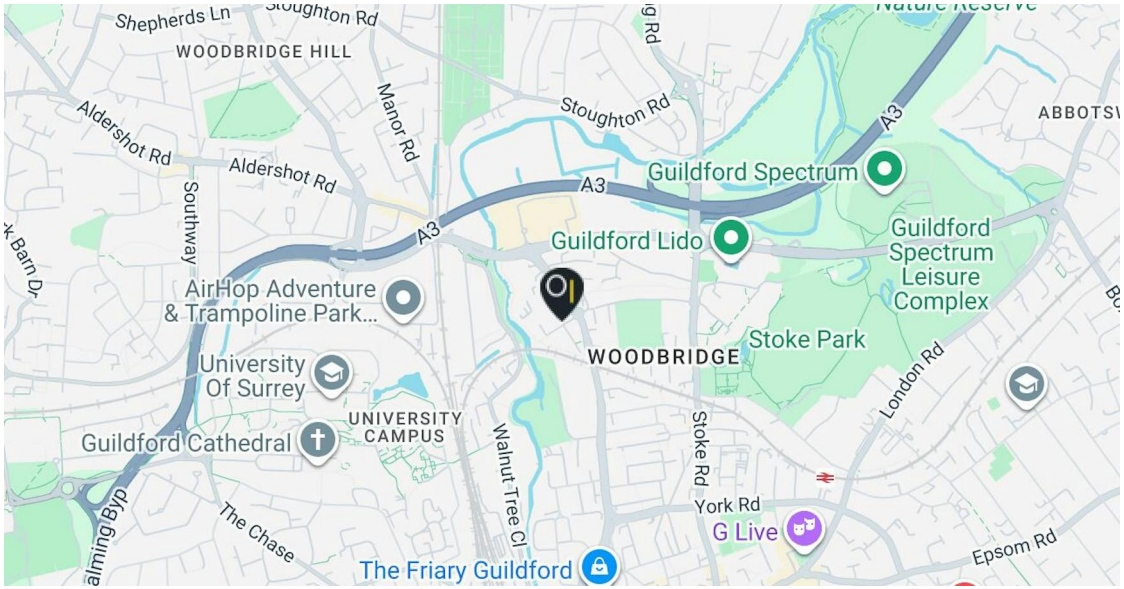
Tenure

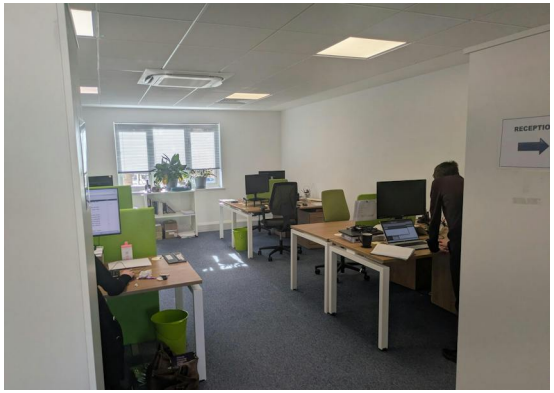
A new 5-year lease has been agreed with the first-floor tenant, incorporating a tenant-only break option at the end of the third year. The lease expires in July 2031 at a passing rent of £23,500 +VAT per annum.

The newly refurbished ground floor is available with vacant possession.

Rateable Value

Ground Flr rateable value - £21,000, rates payable - £10,479 per annum.
First Flr rateable value - £20,750, rates payable - £10,354.25 per annum.





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