

32 HIGH STREET

Guildford, Surrey GU1 3EL

TO LET

1,221 SQ FT
(113 SQ M)

Town Centre Office Suite with Parking

**Lambert
Smith
Hampton**

32 High Street, Guildford

Description

32 High Street provides high quality office accommodation in the heart of Guildford. The property benefits from a dedicated office entrance off the High Street & consists of three office suites. The available accommodation is the 1st floor front suite which overlooks the High Street & benefits from excellent natural light. The existing fit out provides open plan space together with a meeting room & its own kitchen. The suite has the use of two car parking spaces located a short walk away & accessed off Mill Lane.

Specification

- Fitted 1st floor suite
- High Street location
- Character offices with excellent natural light
- Comfort cooling
- Car parking - 2 spaces
- EPC - D (89)



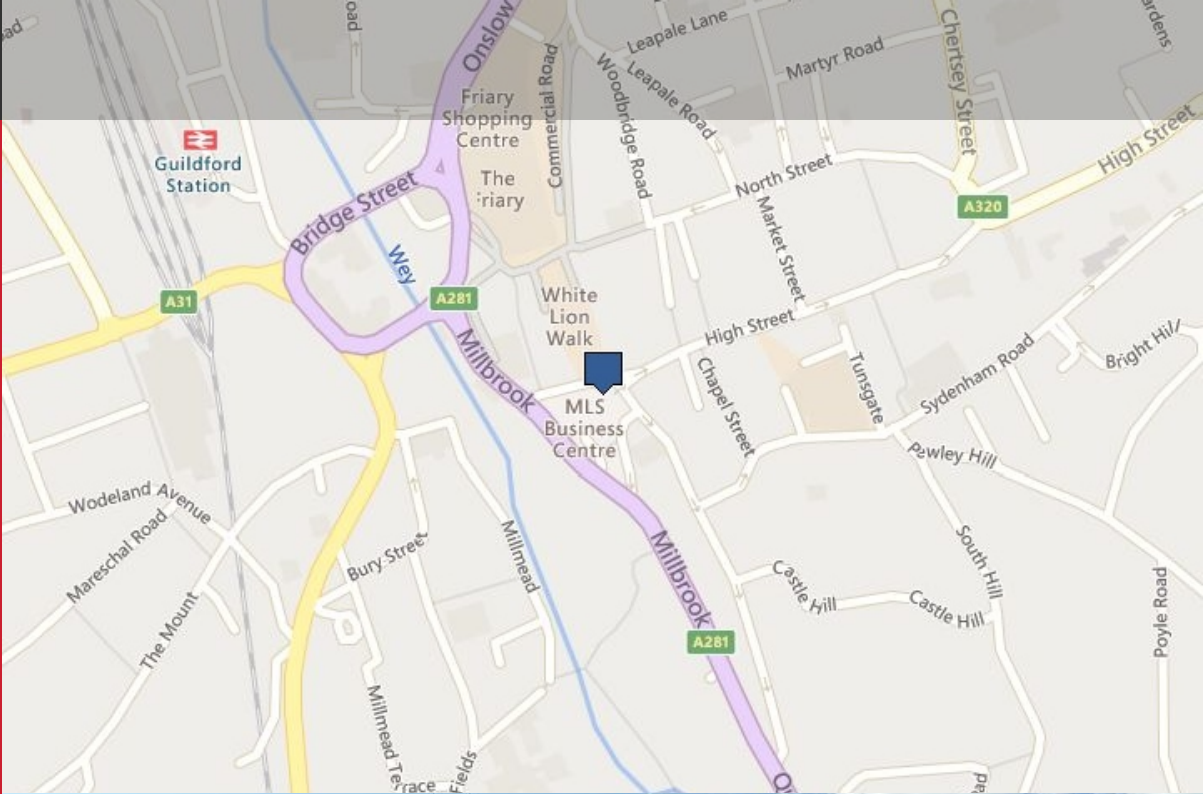
32 High Street, Guildford GU1 3EL

Location

The building boasts a prime High Street location in the heart of Guildford, offering excellent visibility and footfall. It is conveniently situated just a 7-minute walk from Guildford mainline station, providing easy access to London and surrounding areas, making it ideal for businesses seeking a well-connected and high-profile presence.

Accommodation

	Sq Ft	Sq M
1st floor front	1,221	113
TOTAL (IPMS3)	1,221	113



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Additional Information

EPC

EPC - 1st floor front - D (89)

TERMS

The suite is available on a new effectively FRI lease at a rent of £30,000 per annum exclusive of VAT, service charge, business rates, building insurance & all other outgoings.

RENT

£30,000 Per Annum Exclusive

BUSINESS RATES

Rateable Value (2023) £23,750

Rates payable (2025/26) £11,851.25 based on multiplier of 49.9p in the £

LEGAL COSTS

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

VAT

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

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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