Owen Isherwood
CHARTERED SURVEYORS

8/9, Faraday Road, Guildford, GU1 1EA

FOR SALE | 361.19 SQ M (3,887.82 SQ FT)

Office Investment

Location

This office is located in the established Woodgate Business Park, just off the A322 with easy access to the A3 and M25. It's under a mile from Guildford town centre and railway station, offering quick connections to London.

Description

An excellent opportunity to acquire a high-quality office investment in a well-established commercial location.

The property is let to Synergy Construction and Property Consultants LLP, a tenant on a reversionary fully repairing and insuring lease that commenced on 15 March 2025 for a term of 10 years, with a mutual break at the 5th anniversary.

The Day 1 rent review has set the new rent at £97,200 per annum, reflecting a gross yield of 10% based on the asking price.

The next open market rent review is scheduled for 15 March 2030.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,972.27	183.23	Available
1st	1,915.55	177.96	Available
Total	**3,887.82**	**361.19**	

Price

£975,000 Plus VAT.

Rates & Charges

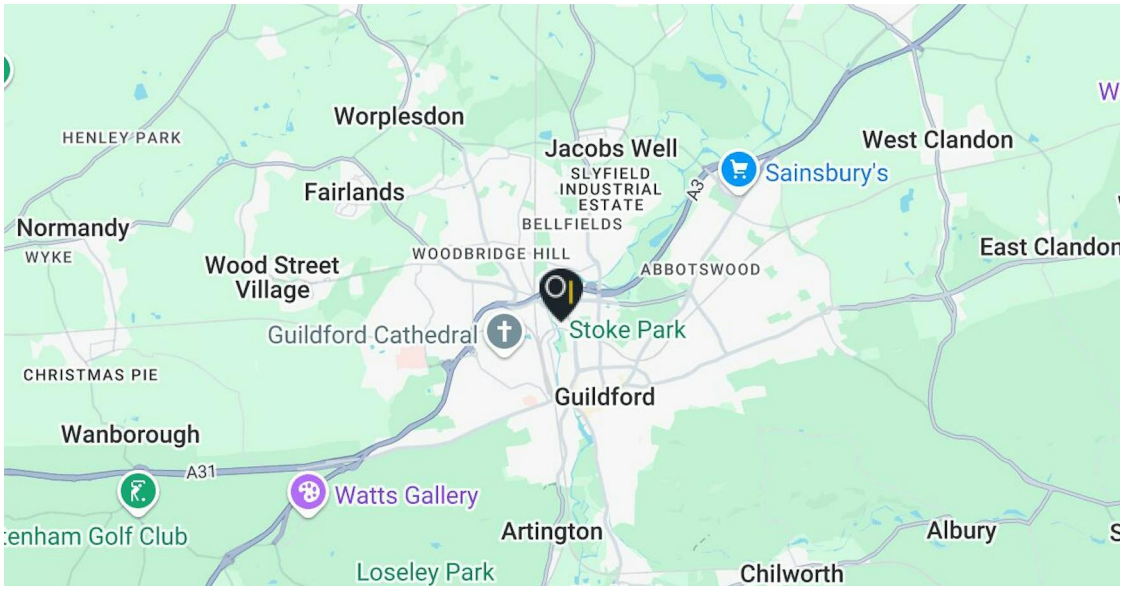
Rateable value: £79,500
Rates payable: £38,160 per annum

EPC

A (25)

Legal costs

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



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