



Owen
Isherwood
CHARTERED SURVEYORS

3 Howard Buildings, Guildford, GU4 7LX

TO LET | 725 SQ FT (67.35 SQ M)

Newly Refurbished Offices

- Newly refurbished First Floor offices.
- Completely self contained with own kitchen and WC facilities.
- Well appointed open plan space.
- Air Conditioned.
- 2 Car Spaces.
- Flexible Terms Available.



Location

3 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

The available accommodation comprises the entire first floor of 3 Howard Buildings. The floor has its own separate entrance at ground floor and comprises a completely self contained unit with its own kitchen and WC facilities. The floor has been completely refurbished and comprises 2 large open plan areas with the front room benefitting from excellent natural light. The space is air conditioned and has the benefit of 2 car spaces.

Accommodation

Floor/Unit	sq ft	sq m	Availability
1st	725	67.35	Available
Total	725	67.35	

Rent

£18,500 pax

The tenant will be responsible for all internal repairing matters and payment of the utilities it consumes, but there will also be a small service charge to cover the tenants proportionate contribution towards the upkeep and maintenance of the exterior of the building and the tenants proper contribution towards the building insurance.

Terms

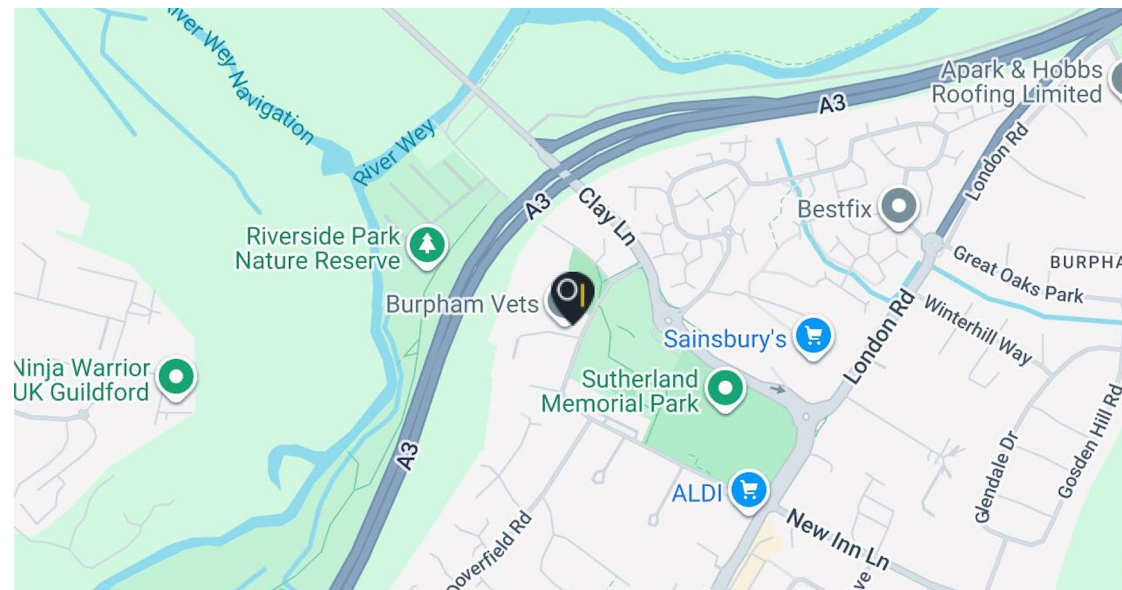
The accommodation is available on new leases for terms to be agreed. The new lease will be granted outside the provisions of the Landlord & Tenant Act 1954 relating to compensation and security of tenure.

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.



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