



Suite 3, Andrews House, College Road,
Guildford GU1 4QB

TO LET

High Quality, Fully Fitted, Town Centre
Offices with Parking

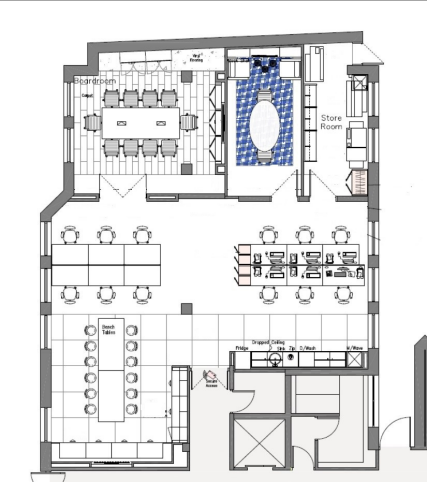
**1,846 Sq Ft
(171 Sq M)**

Suite 3, Part Ground Floor, Andrews House, College Road, Guildford GU1 4QB

DESCRIPTION

Andrews house is well located in the heart of the town centre, adjacent to Waitrose & a short walk from the High Street & The Friary shopping centre. Guildford main line station provides fast & frequent services to London Waterloo & Reading. The available ground floor suite is fitted out to a very high standard by a leading design company with the benefit of 3 parking spaces (with scope to double park). The furniture is available by separate negotiation. The suite offers an incoming occupier significant cap ex savings.

- ✓ Fully fitted office suite
- ✓ Convenient location in Guildford town centre
- ✓ 3 car parking spaces with ability to double park
- ✓ Exposed ceiling with air conditioning & LED lighting
- ✓ EPC - C (60)



ACCOMMODATION

Net Internal Area	sq ft	sq m
Suite 3	1,846	171
Total	1,846	171

VAT

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

LEGAL COSTS

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

BUSINESS RATES

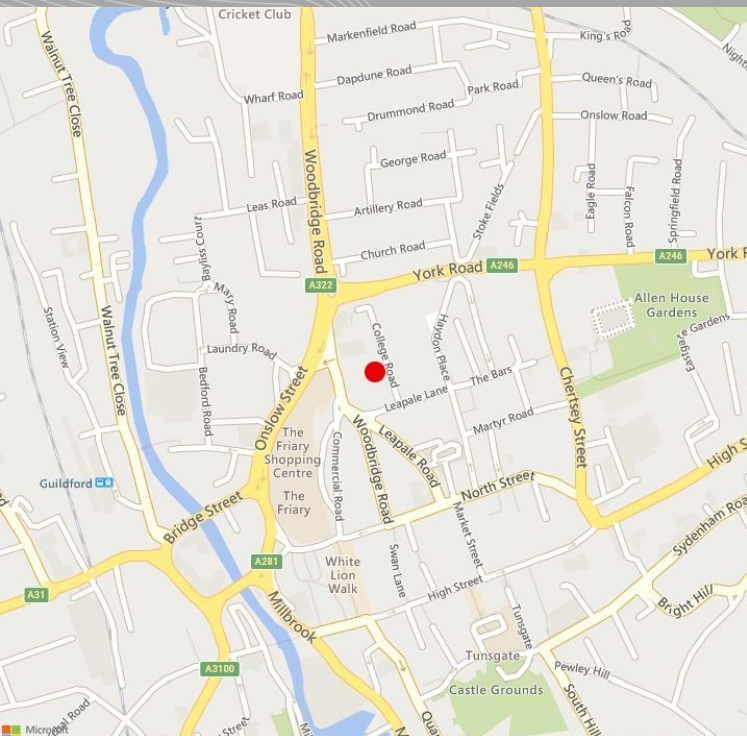
Rateable Value (2023) - £56,500
Rates Payable (2023/24) - £28,928 per annum based on the multiplier of 51.2p in the £

TERMS

The suite is available on a sublease or assignment for a term expiring no later than February 2027.

EPC C - 60





LOCATION

Andrews house is well located in the heart of Guildford town centre, adjacent to Waitrose and a short walk from the High Street, North Street and The Friary shopping centre. Guildford main line station provides fast and frequent services to London Waterloo and Reading.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 01-Jun-2023