



32 High Street, Guildford GU1 3EL

TO LET

Fitted Town Centre Offices with 4
parking spaces

2,550 Sq Ft
(237 Sq M)

1st floor rear suite, 32 High Street, Guildford, Surrey GU1 3EL

DESCRIPTION

32 High Street provides high quality office accommodation in the heart of Guildford. The property benefits from a dedicated office entrance and consists of three office suites. The available accommodation is located to the rear of the 1st floor. The suite benefits from excellent natural light and provides open plan space together with one cellular office and two generous meeting rooms as well as a comms/store room. The suite has the use of 4 car parking spaces.

- ✓ Fitted 1st floor suite
- ✓ High Street location
- ✓ Character offices with excellent natural light
- ✓ Comfort cooling
- ✓ 4 car parking spaces
- ✓ EPC - D



ACCOMMODATION

IPMSIII Area	sq ft	sq m
1st floor rear	2,550	237
Total	2,550	237

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) £45,500
Rates Payable (2023/24) £22,704.50 based on multiplier of 49.9p in the £

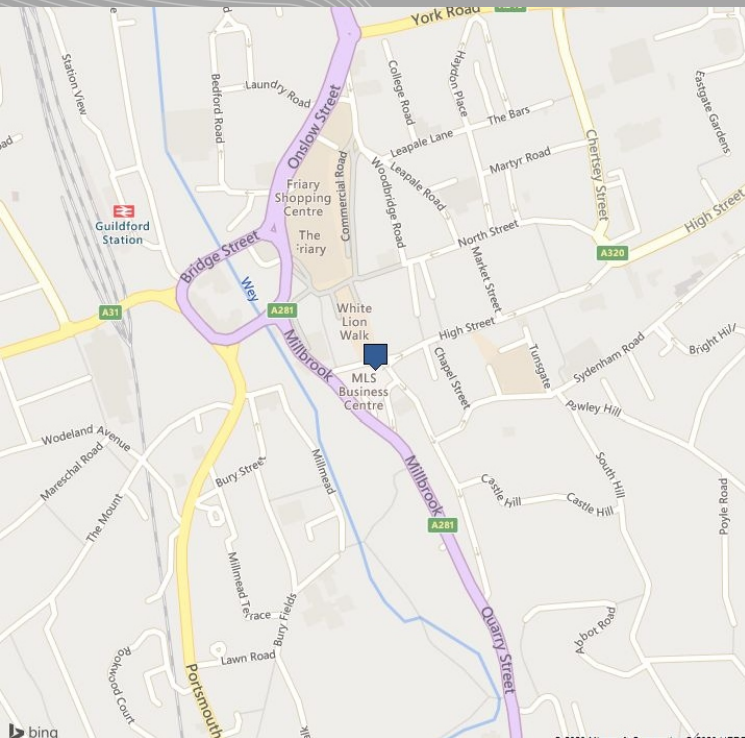
TERMS

The suite is available on a new effectively FRI lease for a term to be agreed direct from the landlord at a rent of £25.50 per sq ft per annum exclusive.

EPC EPC - D (86)



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LOCATION

The building occupies a convenient High Street location approximately 7 minutes walk from Guildford mainline station.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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Regulated by RICS 30-Jun-2023