



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Two Good Quality Office Suites

576 sq. ft & 1,232 sq. ft

High Point, Sydenham Road, Surrey GU1 3RX



LOCATION

Guildford is the county town of Surrey, located approximately 30 miles southwest of central London and 8 miles from junction 10 of the M25. Guildford mainline railway station provides good service to London Waterloo with a journey time of approximately 32 minutes. Both Heathrow & Gatwick airports are within 35 miles.

Guildford is home to many corporate government and professional organizations, and High Point is located in the heart of this exciting, affluent area with easy access to an excellent range of shops, bars and restaurants.

DESCRIPTION

The 4th floor comprises a penthouse which is currently arranged open plan and is in excellent condition.

The 2nd floor comprises a rear office suite which is currently arranged in open plan although the space has been partitioned to create one good sized office/meeting room.

Both floors are fully air conditioned, have their own kitchenette. Both benefit from one car space each and our ready for immediate occupation. The 2nd floor has its own WCs as well so it is completely self-contained.

ACCOMMODATION

2 nd Floor	1,232 sq. ft	114 sq. m
4 th Floor	576 sq. ft	53.51 sq. m

TERMS

Available on a new lease with terms to be agreed

RENT

2nd Floor - £30,000 pax / 4th floor -£17,250 pax

Second Floor Initial rent in year 1 - £24,750 pax, £30,000pax thereafter

SERVICE CHARGE

The service charge is currently running at £6.86 per sq. ft approx.

RATES

Upon enquiry

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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