



Owen
Isherwood
CHARTERED SURVEYORS

12B Market Street, Guildford, GU1 4LB
TO LET | 680 SQ FT (63.17 SQ M)

Town Centre Office Suite

- Quiet first-floor office.
- Stylish industrial finish.
- Bright, skylit workspace.
- Self-contained with W/C & kitchenette.
- A/C, heating & security alarm.
- Central Guildford location.
- Outstanding transport links.
- Surrounded by premium retail & dining.



Location

This central Guildford office space is walking distance from both Guildford and London Road Rail stations, Guildford bus station, as well as Waitrose, Sainsbury's, Tunsgate and the Friary, with various parking locations close-by. Linking the historic cobbled High Street and North Street, Market Street has a wide selection of premium shops and restaurants, from L'Occitane, Hotel Chocolat, Neal's Yard, Charles Tyrwhitt and White Stuff, to Cafe Nero and Itsu.

Description

A first floor, quiet, day-lit office space with industrial chic at a secluded location above the award-winning De Nada Tapas bar / restaurant. Carpeted throughout, with W/C facilities, kitchenette with new gas boiler, radiators, A/C unit, security alarm, ample power points, and skylights providing plenty of natural light. Lockable external storage space.

Accommodation

Name	sq ft	sq m	Availability
1st	680	63.17	Available
Total	680	63.17	

Terms

New Lease

Rent

£20,400 per annum

Rates & Charges

Rateable value: £12,750

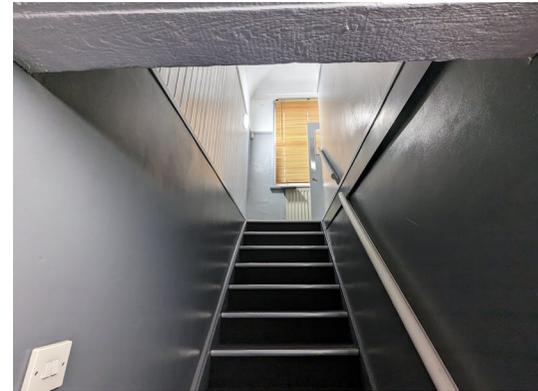
Rates payable: £6,362.25 per annum Phased Rates Relief may be eligible for incoming occupiers.

EPC

D (95)

Legal costs

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



Contact

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