



Owen  
Isherwood  
CHARTERED SURVEYORS

1B Merrow Business Park, Guildford, GU4 7WA

**TO LET | 715 SQ FT (66.43 SQ M)**

## Self-contained, flexible commercial space on the edge of Guildford.

- Currently being renovated and redecorated internally by the landlord.
- Flexible commercial building over two floors.
- High ceilings internally.
- Open-plan first floor office.
- 3 parking spaces included with this letting, with additional shared spaces surrounding.
- Active commercial estate with a variety of uses.



## Location

Merrow business park is situated on the outskirts of Guildford along Merrow Lane, which connects northwards towards the A3 motorway between London and Portsmouth. The premises also benefit from being close by to two large supermarkets within Burpham which are within walking distance.

## Description

A two-storey commercial building of brick-and-slate build, terraced on either side by similar commercial buildings within the estate. On the ground floor, high ceilings throughout allow for storage, light industrial, or office use depending on the tenants needs. A disability friendly WC is fitted along with a small kitchenette to the rear. On the first floor, the space has ample light throughout due to the windows on opposing sides of the space, along with a juliette balcony on one side allowing air flow and light into the space.

## Accommodation

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 335   | 31.12 | Available    |
| 1st    | 380   | 35.30 | Available    |
| Total  | 715   | 66.42 |              |

## Terms

New Lease

## Rent

£18,500 per annum

## Rates & Charges

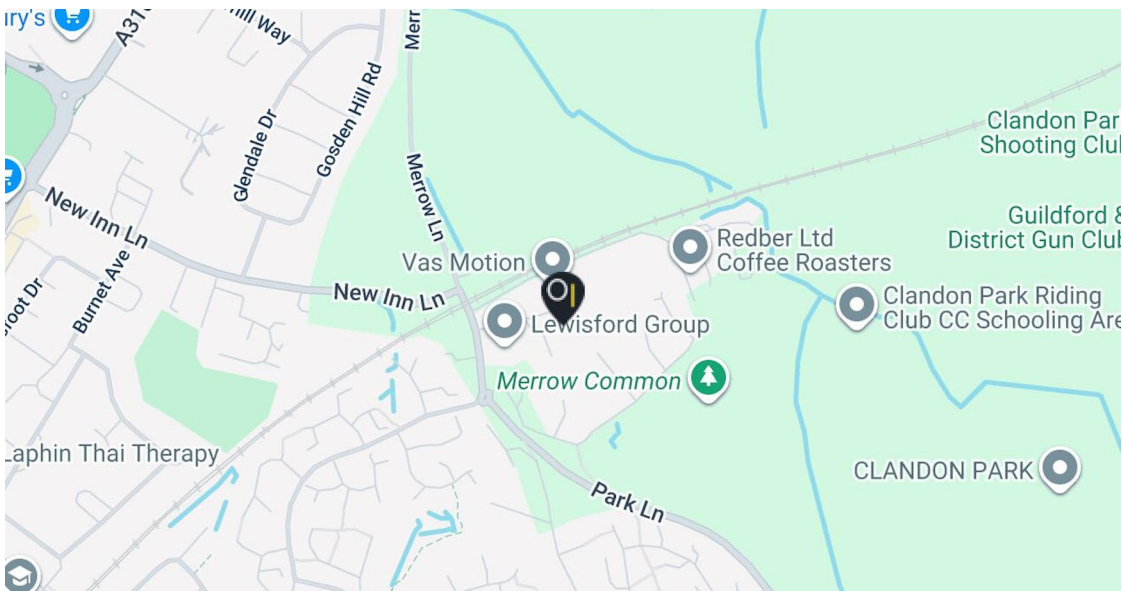
Rateable value: £14,500  
Rates payable: £7,105 per annum

## EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Legal costs

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



## Contact

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