



Owen
Isherwood
CHARTERED SURVEYORS

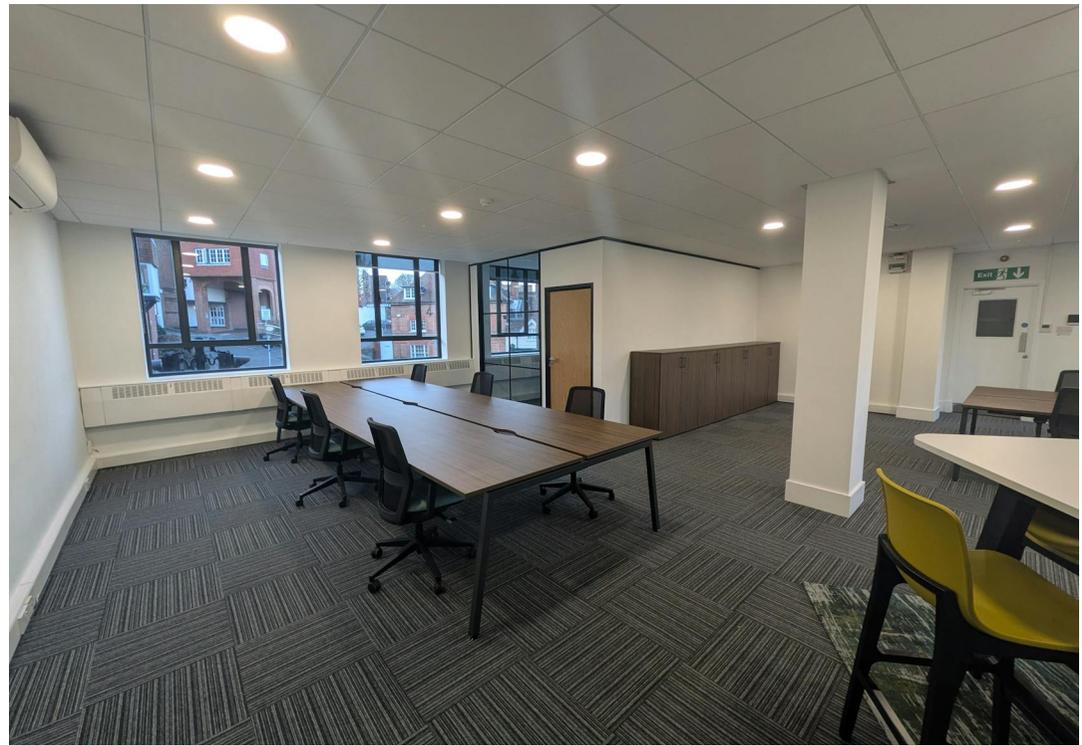
First Floor Office, Portsmouth House, 1 Portsmouth Road, Guildford, GU2 4BL

TO LET | 1,320 SQ FT (122.63 SQ M)

Modern, open-plan office premises in central Guildford.

- Central Guildford Location.
- First Floor Office Premises.
- On-site parking available.
- Intercom system from front door.
- Situated close to main High Street and amenities.
- Communal WC units.
- Air conditioning.
- LED lighting.





Location

Portsmouth House is located in Guildford Town Centre at the intersection of Portsmouth Road (A 3100) and the High Street. The shops, restaurants and amenities of the town centre are within close walking distance. This property is well located for transport links, situated close to the gyratory system and less than 5 mins walk from Guildford's mainline station.

Description

A first floor office premises offering ample natural light, a large office area, and allocated kitchenette/break area for staff. The premises come with a full intercom system, on-site parking for one vehicle, and common areas maintained by the landlord. WC units are communal.

Accommodation

Name	sq ft	sq m	Availability
1st	1,320	122.63	Available
Total	1,320	122.63	

Terms

New Lease

Rent

£30 per sq ft + VAT.

Rates & Charges

Rateable value: N/A

EPC

B (50)

Legal costs

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



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